

Chairman
ROBERT OLIVER

City Attorney
NICK SAMPINOS

Community Director
NICK TATTON

City Recorder
SHERRIE GORDON



Commission

JUDY BEACCO
NANCY BENTLEY
DALE EVANS
ROBERT OLIVER
RICHARD ROOT
FRANKIE SACCO
JAN YOUNG
ERROLL HOLT, ALT.

PRICE CITY PLANNING COMMISSION

phone: (435) 636-3184 · Fax: (435) 637-2905

185 E. Main - P.O. Box 893

Price, Utah 84501

PLANNING AND ZONING AGENDA 08/10/2015

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 6:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES OF June 22, 2015.
4. PUBLIC COMMENT ON AGENDA ITEMS
5. GENERAL BUSINESS
 - a. GENERAL PLAN. Review of updates recommended for Chapter 1 of the Price City General Plan.
6. CONDITIONAL USE PERMIT
 - a. NEW MOTOR VEHICLE DEALERSHIP DEVELOPMENT. Consideration and possible approval for Concept Approval Only of a motor vehicle dealership with service located at approximately 900 W Westwood Blvd within the Commercial 1 zoning district, Auto Farm U Ford DBA Price Ford, Mr. Gust Kalatzes.
 - b. MOTOR VEHICLE SALES. Consideration and possible approval of a motor vehicle sales land use located at 441 East 100 North within the Commercial 1 zoning district, Angel Auto Mart, Kevin Norried.
 - c. AUTOMOTIVE REPAIR AND SERVICE. Consideration and possible approval of a Conditional Use Permit for an automotive repair and service facility located at 294 S Carbon Avenue within the C-1 zoning district called K&S Custom Automotive, Melvin S. Parrish.
7. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact, City Recorder, Sherrie Gordon at 185 E. Main, Price, Utah - Telephone 636-3183 at least 24 hours prior to the meeting. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JUNE 22, 2015**

PRESENT: Commissioners:

Dale Evans
Jan Young
Nancy Bentley
Robert Oliver
Nancy Beacco
Frankie Sacco
Richard Root

Nick Tatton, Community Director
Sherrie Gordon, City Recorder

OTHERS PRESENT: Wayne Clausing and Kevin Provance

1. Chairman Oliver called the meeting to order at 6:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES OF May 26, 2015 –
MOTION. Commissioner Young moved to approve the minutes of May 26, 2015 as presented. Motion seconded by Commissioner Bentley and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received.
5. GENERAL BUSINESS – The Commission held a short discussion regarding Chapter 8 of the Price City General Plan, Public Facilities and Services.

Nick Tatton stated that he will meet with Mr. Mike Bryant from the SEUALG and incorporate the suggested General Plan amendments into a draft update of the plan and schedule a review with the Planning Commission. The drafts General Plan update and continued review is expected to be completed over the next couple of months.

Wayne Clausing, attending the meeting in the audience as an interested citizen and City Council liaison, stated he would like some concentration on the south-end of Price in regard to the parks, amenities and to future parks for underserved areas of Price included in the General Plan update discussion.

6. CONDITIONAL USE PERMIT -
 - a. ELECTRIC VEHICLE CHARGING STATION. Consideration and possible approval of a conditional use permit for an electric vehicle charging station located at 923 W. Westwood Blvd. (in the parking lot of the Holiday Inn Express), within the Commercial 1 zoning district, Tesla Motors.

A Conditional Use Permit (CUP) application was submitted by Kevin Provance, Planning Manager for Tesla Motors, for development of an electric vehicle charging station, specific to Tesla vehicles. General land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), specific land use evaluation criterion and the land use checklist are listed in Section 11.1.m of the Code. The land use, Electric vehicle group and individual charging stations and CNG vehicle filling stations, is conditional and listed in Section 11.6.15.5 of the Code.

Mr. Provance addressed the Commission. He stated that Tesla Motors was unable to work out terms and conditions with the landlord for a prior site under consideration by Tesla Motors and for which a Conditional Use Permit was approved in March by Price City. Tesla Motors arranged a new location adjacent to the Holiday Inn Express. He stated everything is flowing well and there are plenty of parking spaces to create the station. He reviewed the site plan with the Commission. The station will be located on the east side of the Holiday Inn Express. Tesla Motors is keeping the same standard that was previously presented to the Commission. They have added additional area lights to further enhance security. It will take approximately six-seven weeks to install the station and hope to be up and running by the end of July 2015. Mr. Provance also indicated that as the Tesla Motors technology becomes licensed to other car manufactures that other vehicle brands may also be using the supercharger station as well.

Chairman Oliver read aloud the following conditions of approval:

- Allow Price City and Price City contractor, if any, perpetual access to electrical equipment for maintenance of the public electrical infrastructure finding that access is required to maintain the public electric system to mitigate outages.

- Acknowledge that no Price City service or maintenance on any Tesla owned equipment finding that private electric service equipment is not the responsibility of Price City to maintain.
- Submission of written confirmation from the private property owner indicating authorization and authority for placement of Tesla equipment on private property finding that private property rights are protected.
 - Permit shall be subject to the perpetual existence of an agreement between Tesla and the property owner for location of the land use on the property.
- No enforcement of parking restrictions, if any, by Price City on private property owned, occupied or used for electric vehicle charging by Tesla or impacting landlord property finding that private property parking and vehicle restrictions are the responsibility of the private property owner(s) those authorized to use the property.
- Pedestrian lighting to be LED fixtures finding that LED fixtures are energy efficient and reduce overall community electrical load and costs.
- Wood fencing on Tesla equipment to be regularly maintained and treated to mitigate any potential condition that may place the wood in violation of the Price City Property Maintenance Code.
- Informational sign to be placed on fencing or equipment indicating emergency and/or service contact information finding that local service and maintenance may not be available to mitigate service, vandalism, graffiti, etc. issues.
 - Optional submission of evidence of local service and maintenance provider to mitigate service, vandalism, graffiti, etc. issues.
- Placement of at least one garbage can adjacent to charging station and regular service for garbage can to accommodate charging station users finding that proper collection and disposal of garbage, rubbish and debris mitigates scatter and is consistent with the Price City General Plan.
 - Optional submission of evidence of authorization to use adjacent garbage facilities finding that proper collection and disposal of garbage, rubbish and debris mitigates scatter and is consistent with the Price City General Plan.
- Price City electrical distribution system upgraded to accommodate Tesla electrical loads and system impact, at Tesla expense, consistent with approved engineering design by Price City and Price City's contractor, Rocky Mountain Power, finding that electrical system upgrade is necessary to serve the electrical load and mitigate any electrical service impact to other system users connected to the system.
- Procurement of a Price City building permit and all construction and development completed under the auspices of the building permit finding that construction and development that is properly permitted and inspected protects the health, safety and welfare of the community.
- Development consistent with requirements for development situated at an elevation below the canal including the equipment must be positioned and protected from storm water flooding and any potential canal breach or overtopping finding that flood protection mitigates damage in flood situations.
- No conditions at the site or structures that violate the Price City Property Maintenance Code finding that properly maintained property and structures protect area property values and the location is on a main community entrance.

Mr. Provance, representing Tesla Motors, confirmed he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

The Planning Commission acknowledged that the applicant is aware of the conditions of approval, understands the conditions of approval and intend to comply with the conditions of approval.

MOTION. Commissioner Sacco moved to recommend the Price City Council provide final approval for the Conditional Use Permit for Tesla Motors as applied for and with the conditions indicated. Seconded by Commissioner Beacco and carried.

7. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 6:25 p.m. pursuant to a motion by Commissioner Evans. Motion seconded by Commissioner Root and carried.

APPROVED: _____
Chairman, Robert Oliver

ATTEST: _____
City Recorder, Sherrie Gordon

PRICE CITY GENERAL PLAN

CHAPTER 1 Introduction



KEY POINTS

- Motto and Mission
- Plan Implementation
- Amendment Procedures
- History of Price
- Demographics
- General Goals

1.1. PLAN INTRODUCTION

The Price City General Plan, referred to herein as the "Plan," is the official statement of both short and long-range goals and strategies to guide growth and development within the City. The Plan focuses on improving the physical environment of the City as well as the quality of life of the citizens. It is intended to be an effective working tool employed by the City in making community decisions and achieving planning goals.

Plan Update

The process to establish the Price City General Plan began in September 2003. The City's General Plan prior to that time had not been officially adopted or updated for several years. The task set forth was to, in essence, start from scratch and create a new plan, which could serve as a foundational plan for the community into future years. Updates occurred in 2005, 2008, and 2013. This update, begun in January 2015, is an extension of the plan that has made the foundation for community planning.

A General Plan Advisory Committee was created with each update to work with the planning consultants, the Price City Planning and Zoning Commission and the Price City staff. The committee was made up of various members of the community, as well as representatives from City staff, the Planning Commission and the City Council. In the scope of several meetings, the committee was charged with the responsibility to provide feedback and direction for the establishment of the elements and goals for this updated General Plan. Meeting with a group of community stakeholders, the committee participated in visioning and planning exercises.

Community information has been gathered in the following areas: 1) Vision for the Future, 2) Quality of Life, 3) Growth in the Community, 4) Economic Development, 5)

PRICE CITY GENERAL PLAN

CHAPTER 1 Introduction



Downtown Revitalization, 6) Roadways/Transportation, 7) Parks and Recreation, and 8) Comments.

Key issues identified by the Advisory Committee for the most recent update process include the need for:

1. Promoting economic diversity and job opportunities,
2. Parks, trails and recreation planning and improvements,
3. Improved residential areas and infrastructure improvements throughout the City,
4. A focus on the revitalization and beautification of the downtown area and facilities, and
5. Continued emphasis on a city which is a good, friendly, and safe place for children and families.

See Appendix D for a list of a list of prioritized issues identified.

Following review and revisions, public hearings before both the Planning Commission and City Council were held. The Plan, as presented here, was updated and approved by the Price City Council on _____.

1.2. MOTTO, MISSION AND VISION

Listed below are the Motto, Mission Statement and Vision Statement of the Price City General Plan as developed and recommended by the General Plan Advisory Committee.

The Motto serves as a slogan to paint a picture or send a message in relation to the character of the community. The Mission Statement represents the overriding purpose of what the City is and does. The Vision Statement reflects the shared image of what people want the city to become - at some point in the future. It is the big picture to guide decisions.

Motto

*"Price, the Heart of Utah's Castle Country" **

Mission Statement

"The mission of Price City is to protect and promote the welfare of all citizens by ensuring exceptional service and leadership through communication, cooperation and creativity."

Vision Statement

"Price will be a clean, friendly community that retains its safe, small-town feel and charm. The citizens envision a city that is progressive, unified, rich in heritage and ethnic diversity, with economic security and responsive government, quality education, healthy environment and good medical facilities."



** See also the motto to be used for economic development purposes on page 4-3.*

PRICE CITY GENERAL PLAN

CHAPTER 1 Introduction



1.3. PLAN IMPLEMENTATION

Implementation of the Plan comes through working documents, such as the zoning and subdivision ordinances, capital improvement programs, City budgets, and other ordinances, resolutions and studies thought appropriate by the City Council.

1.4. AMENDMENTS

To preserve the integrity of the Plan and to insure that it reflects the changing needs of residents, it is City policy that:

- The Plan shall receive a comprehensive review at least once every five years to keep the policies and programs consistent with changing trends and conditions.
- All re-zones, improvement programs, and ordinance changes concerning development shall be in harmony with the adopted Plan.

The public may request amendments to the Plan. The City Council will hold a public hearing to consider the public's requests. The applicant must show that any amendment of the Plan is in the best interest of the City, promotes the general welfare of the community, and does not decrease the quality of life for the citizens of Price. Price City will not open the Plan to amendments if none are proposed by the public or City officials prior to any official updates or revision processes.

1.5. HISTORY OF PRICE

Price, the county seat of Carbon County, is the largest city in the county and is located in the Price River Valley of the Colorado Plateau region of Utah. It is believed that Price was named after LDS Bishop William Price of Goshen, Utah, who explored the region in 1869. The area was originally a part of Sanpete County, and then was included in Emery County when it was created in 1880. Price was organized on 14 July 1892 while it was still a part of Emery County. Price City was officially incorporated on April 1, 1911.



Caleb Baldwin Rhoades and Abraham Powell, trappers from Salem, Utah, were the first recorded settlers in the Price River Valley. They arrived in October 1877 and built a cabin in the northwest corner of what is now Price. The two returned to Salem when the trapping season was over. Their talk aroused interest in the area among their friends and families, and they soon convinced a group to join them in relocating in the Price River Valley. However, Abraham Powell never returned to Price as he was killed by a bear on 7 December 1878 while hunting in the Nebo Mountains.

PRICE CITY GENERAL PLAN

CHAPTER 1 Introduction



On 21 January 1879 Caleb Rhoades returned to the valley with two brothers, Frederick Empire Grames and Charles W. Grames. The men helped each other build homes for their families. Later that year, they were joined by their families and others, most coming from Utah County.

These early pioneers of Price experienced much hardship. Food was in short supply, and crops were difficult to grow because of a lack of irrigation water. Water had to be carried from the river in barrels and tanks. An irrigation ditch to carry water to the fields was of utmost importance. Construction of two ditches began in February 1879 when Caleb Rhoades and Frederick Grames began the project. A community effort eventually finished the two ditches, but it wasn't until the Price Water Company Canal was finished in 1888 that the irrigation problem was solved. The canal is still in use today.

The character of Price changed dramatically with the completion of the railroad in 1883. Price was quickly transformed from an isolated farming community to the commercial hub of Castle Valley. The railroad was directly responsible for Price becoming the retail, political, educational, and cultural center of the area. The railroad also opened up the nearby coal mines, which brought thousands of foreign-born, non-Mormon immigrants to work the mines. Originally these miners lived in the coal camps near the mines, but Price gradually assimilated many of them, reflecting the ethnic diversity of the county and becoming a cultural hub as well. These immigrants came from many countries, but the majority were Greek, Italian, Austrian, and Japanese. This diversified population has remained today, making Price one of Utah's most culturally complex and varied communities.



Price Courthouse, ca. 1910

Price has a variety of stores and businesses, as well as many parks, recreational facilities, schools, and a full-service hospital. Price is also the home of the Utah State University-Eastern, a local university and community college. Past expansion and future plans for CEU's Prehistoric Museum have made it one of the best of its kind in the world.

The economy of Price is very much tied to the coal industry, and therefore has been through many up and down cycles; but Price remains today the commercial, governmental, financial and cultural center of Castle Valley. Price has always been and continues to be unique among Utah towns. (Source: Jane Lyman Johnson, *Utah History Encyclopedia*)

PRICE CITY GENERAL PLAN

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1.6. DEMOGRAPHICS

The most recent demographic data for Price in various categories is found in the results of the Census 2010 by the U.S. Census Bureau (see Exhibit 1 below). Population increased between the 2000 and 2010 Census reports by 3.7%, from 8,402 to 8,715, which nearly matches the population in 1990. Community growth through the year 2030 has been projected at 0.7% per year by the Utah State Governor's Office of Planning and Budget. At this rate, the projected population of Price in the year 2030 will be 11,481.

EXHIBIT 1. PRICE DEMOGRAPHICS

Source: U.S. Census Bureau, Census 2010			
Population and Density		Class of Worker	
Total Population	8,715	Private wage and salary workers	71.5%
Total land area in square miles	5.0	Government workers	21.7%
Density per square mile	1,733.8	Self-employed (not incorporated)	6.7%
Sex and Age		Employment by Industry	
Male	48.6%	Agriculture, forestry, fishing and hunting, and mining	7.8%
Female	51.4%	Construction	6.7%
Median Age	31.8	Manufacturing	3.2%
Race		Wholesale trade	2.4%
White	82.4%	Retail trade	15.9%
Hispanic or Latino	13.6%	Transportation and warehousing, and utilities	3.5%
American Indian	1.0%	Information	5.4%
Other	3.0%	Finance, insurance, real estate, and rental and leasing	5.3%
Households		Professional, scientific, management, administrative, waste mgmt	8.4%
Total households	3,227	Educational, health, social services	24.6%
Average household size	2.53	Arts, entertainment, recreation, accommodation, food services	3.9%
Average family size	3.11	Public administration	7.1%
School Enrollment		Other services	5.8%
Kindergarten through High School	1,565	Commuting to Work	
College or graduate school	1,182	Mean time to work in minutes	15.1
Educational Attainment		Income	
High school graduate or higher	87.5%	Median household income	\$38,194
Bachelors degree or higher	15.4%	Median family income	\$47,543
Marital Status (15 yrs +)		Per capita income	\$17,773
Now married, except separated	54.6%	Poverty Status	
Never married	31.9%	Individuals below poverty level	15.7%
Nativity and Place of Birth		Families below poverty level	13.1%
Native U.S.	95.2%	Housing Characteristics	
Born in Utah	70.6%	Total housing units	3,282
Foreign born	2.0%	Owner occupied housing units	2,979
Language Spoken at Home		Single-family units	75.2%
English only	90.8%	Built prior to 1970	45.3%
Spanish	5.3%	Median number of rooms	5.8
Top 5 Ancestries Reported		Moved into unit since 2000	58.9%
English	26.4%	2 or more vehicles	62.3%
German	16.9%	Median housing value	\$116,500
Irish	9.2%	Median monthly mortgage	\$1,071
Italian	8.6%	Median monthly rent	\$564
Danish	6.5%		
Employment Status (16 yrs+)			
Labor Force	6,299		
Unemployed	7.9%		
Females employed	50%		

PRICE CITY GENERAL PLAN

CHAPTER 1 Introduction



CHAPTER 1 - GENERAL GOALS

Goals	Strategies	Actions	Timing	Agency
1. Establish programs and land uses that promote quality living, employment and recreation opportunities for the citizens of Price.	A. Foster a diversity and flexibility in land use planning that is responsive to the economic market, and sensitive to the residential needs of all citizens.	i. Perform ongoing, in depth studies of current and future economic needs.	Ongoing	City Council; Community Services
		ii. Keep informed of the needs of citizens through ongoing community meetings and surveys.	Ongoing	Community Services
		iii. Streamline as much as possible all Price City permitting and licensing process for ease of use by residents and businesses	2 Years	Community Development, Public Works, Building, City Council
	B. Encourage the attraction, retention and development of diversity in business and industry that gives Price economic vitality.	i. Work closely with county, regional and state agencies in economic development.	Ongoing	City Council, Community Services
		ii. Work closely with existing businesses to keep them in Price and help them grow and prosper here.	Ongoing	City Council, Community Services
	C. Support development that is sensitive to the individual needs of both residential and commercial uses and maintains appropriate buffers between diverse land uses.	i. Update and review city ordinances and the Land Development Code on a regular basis.	Ongoing	City Council, Community Services, Planning Comm.
		ii. Require strict adherence to development guidelines in the Land Development Code.	Ongoing	City Council, Community Services, Planning Commission
		iii. Require as much as possible new development to minimize and mitigate negative impacts to the existing community, utilities and infrastructure.	Ongoing	City Council Community Services, Planning Commission
	D. Advocate a compatible mixture of residential uses throughout the city.	i. Approve site/development plans in accordance with General Plan land use and housing goals.	Ongoing	City Council, Planning Commission
	E. Provide and maintain appropriate levels of community services.	i. Review the financial feasibility and appropriateness of all identified projects and programs.	Annually	City Council

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		ii. Hold regular training for elected officials and staff relative to land use planning and other municipal activities.	Annually	City Council, Planning Commission, City Staff
		iii. Complete and distribute a study that details the amount of non-taxable property within Price City and the foregone revenue that may have contributed to provision of services. (PILOT Study)	1 Year	Community Development, Planning Commission, City Council.

Mayor
JOE L PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON
Public Works Director
GARY SONNTAG



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Price City Planning & Zoning Commission

Planning & Zoning Commissioners
ROBERT OLIVER, CHAIR
FRANKIE SACCO, VICE CHAIR
JUDY BEACCO
DALE EVANS
NANCY BENTLEY
RICHARD ROOT
JAN YOUNG
ALTERNATE: ERROLL HOLT

DATE: JULY 28TH, 2015

TO: PRICE CITY PLANNING & ZONING COMMISSION

FROM: NICK TATTON, PRICE CITY 

RE: AUTO FARM-PRICE AUTO GROUP: NEW AUTO DEALERSHIP

Please find attached a Conditional Use Permit (CUP) application for ***concept approval only*** for a new automobile dealership submitted by Gust Kalatzes, Auto Farm, Price Auto Group. Concept approval indicates that the Planning Commission is favorable to the type of land use in the location indicated and that the requested land use may be permitted in the location. Vesting rests with the preliminary or final approval stage. Also attached is a copy of the notes from a pre-application meeting held with the developers.

The location is situated on the southwest corner of the intersection of Highway 6 and Westwood Blvd. within the Commercial 1 (C-1) zoning district. An actual site address has not been established as of this writing. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land use(s) are: (1) Motor Vehicle Dealers, Code Section 11.3.4.35: Permitted Use; Automobile repair and services, Code Section 11.3.5.6: Conditional Use.

A small travel and visitor center that provides area information may also be included in the development, that land use is considered a Public Information Center, Code Section 11.3.10.5.7: Conditional Use. The development of the site is a conditional use based on Section 11.3.11 of the Code.

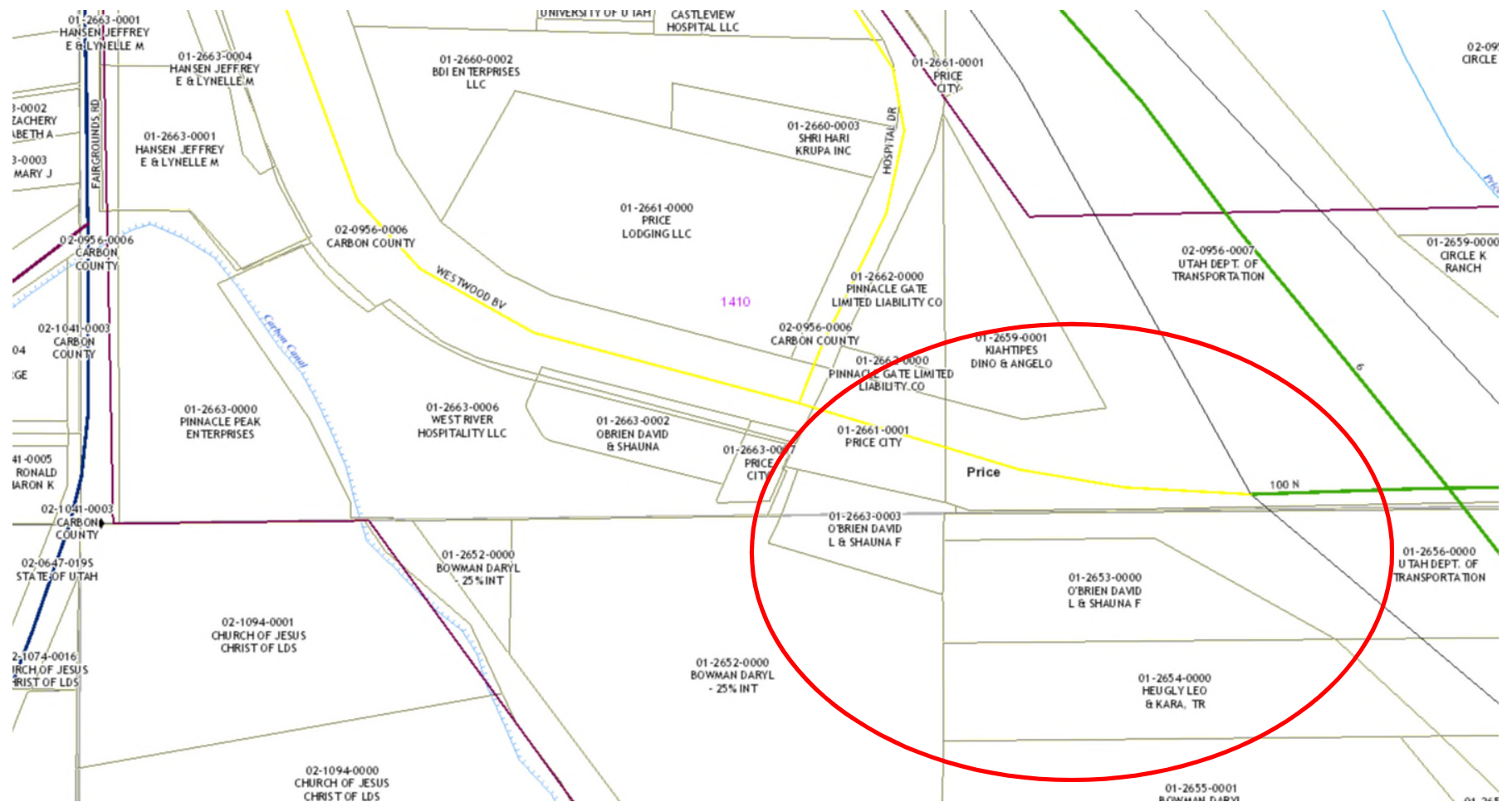
It is the recommendation of staff that the development be discussed with the applicant to include the following list of development items to be finalized for preliminary or final approval and then concept approval provided:

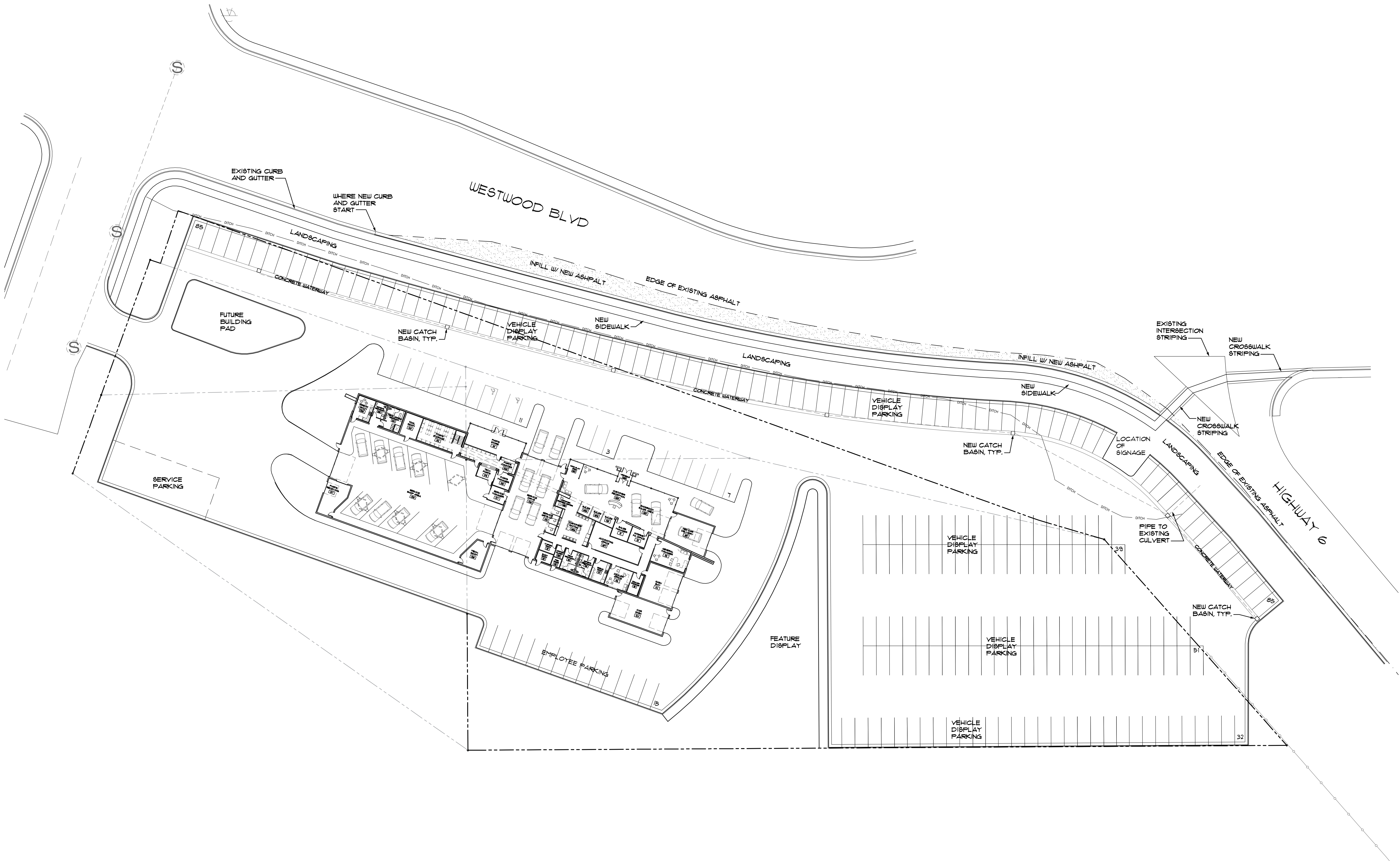
- Discuss the revised UDOT no access Right-of-Way line. A letter from UDOT concurring to the amended line location and Price City jurisdiction to provide an easement should be required.
- Completion, approval and recording of an easement for use of the land between the UDOT line and the edge of the road.
 - Consideration should be given to a condition of approval of such an easement that the property within the easement area is provided via a compensated lease, a

Payment in Lieu of Tax (PILT) paid to Price City or other compensation for use of the property to Price City since property tax will not be collected on the public area.

- Completion of a land assembly plat to combine multiple parcels of land into one development parcel.
- Curb, gutter, sidewalk, asphalt restorations and parking strip installation along the frontage of the development. This discussion should include a discussion of paint striping plans including 'red zones' for restricted parking, as needed, and pedestrian crosswalk locations.
- Completion of a qualified geotechnical report and submission to the Price City Engineer for concurrence.
 - Potential for advance approval on site clearing and grubbing work to begin, including placement of fill dirt and excavation work. To be completed in concurrence with the geotechnical report and direction from the Price City Engineer.
- Completion of a storm water management plan, including on-site detention and release, and submission to the Price City Engineer for concurrence.
 - Submission of an elevation certificate indicating that the elevation of the development is not within the 100 year flood plain.
 - To include the 'ditch' issue and potential flood and storm water management resulting from the flood gate, spill, breach or overtopping of the canal.
 - Notification of the canal company, formally and in writing, of the development consistent with Section 3.3.2.2 of the Code. While the development is over 100 feet from the canal and not required by State Statute, it is recommended that the notification be completed.
- Treatment and development of the 'ditch' for irrigation and storm water management that runs along the Westwood Blvd. frontage of the development site. This discussion should include comments regarding the long-term maintenance of the ditch and if the ditch will be open or piped.
- Completion of a private utility agreement with Price City Public Works relative to the water system within the development boundaries.
- Completion of a public infrastructure development agreement with Price City Public Works and submission of the necessary financial surety.
- Potential for advance approval on site clearing and grubbing work to begin, including placement of soil and excavation work.
- Site Plan Elements:
 - Street lighting installations, LED fixtures. Installed to city standards with photo cells.
 - Parking lot lighting, LED fixtures. All light to stay on subject property.
 - Site access ingress/egress width.
 - Fencing types, heights, etc. on south frontages.
 - Minimum 5% landscaping requirement.
 - Minimum parking spaces for employees, customers and potential visitors to the conceptual travel and visitor center.
- Completion of an environmental review of the site consistent with Section 3.3.2.3 of the Code.
- Sign plan to be submitted to Price City Planning Department for sign review and possible approval prior to installation of any signage. May be submitted as part of this process or separately.

- Letters from each utility provider indicating ability and capacity to serve the development.
 - Price City: water, sewer, electric.
 - Questar: natural gas.
 - Emery Telcom: telephone and internet
 - Provision of an electrical load sheet for the development to the Price City Electric Department and coordination of necessary electric utility system connection requirements.
 - Indication of utility connection locations and sizes for all utilities, including payment of all connection fees.
- Installation of a grease trap and sampling manhole on site to protect the sewer system.
- Completion of the PRWID waste water survey and submission to PRWID.
- Submission of final building plans to Price City Building Department for plan review and completion of all construction under the auspices of a Price City Building Permit.





01 SITE PLAN
A001 SCALE: 1"=30'

PRINTED DATE
07.27.2015

Chris Layton & Associates
ARCHITECTURE | PLANNING | INTERIORS
2005 East 2700 South | Suite 200 | Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

PRICE FORD
DEALERSHIP
Westwood Blvd.
PRICE, UTAH

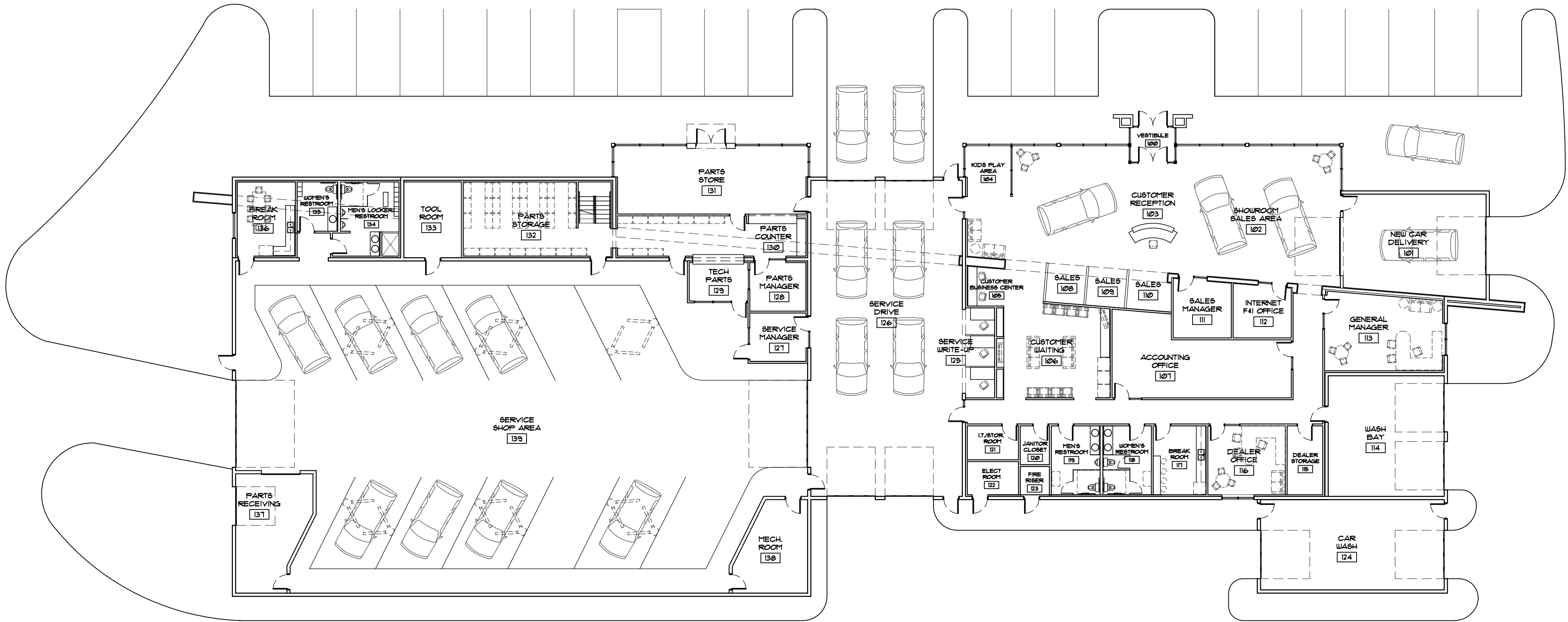
CHRONOLOGY

PROJECT NO
14.081

DWN BY / CHK BY

TITLE
SITE PLAN

SHEET
A001



01 OVERALL FLOOR PLAN - 20,800 GROSS SQ. FT.
A101 SCALE: 1/16"=1'-0"

PRINTED DATE
07.27.2015

Chris Layton & Associates
ARCHITECTURE | PLANNING | INTERIORS
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PRICE FORD
DEALERSHIP
Westwood Blvd.
PRICE, UTAH

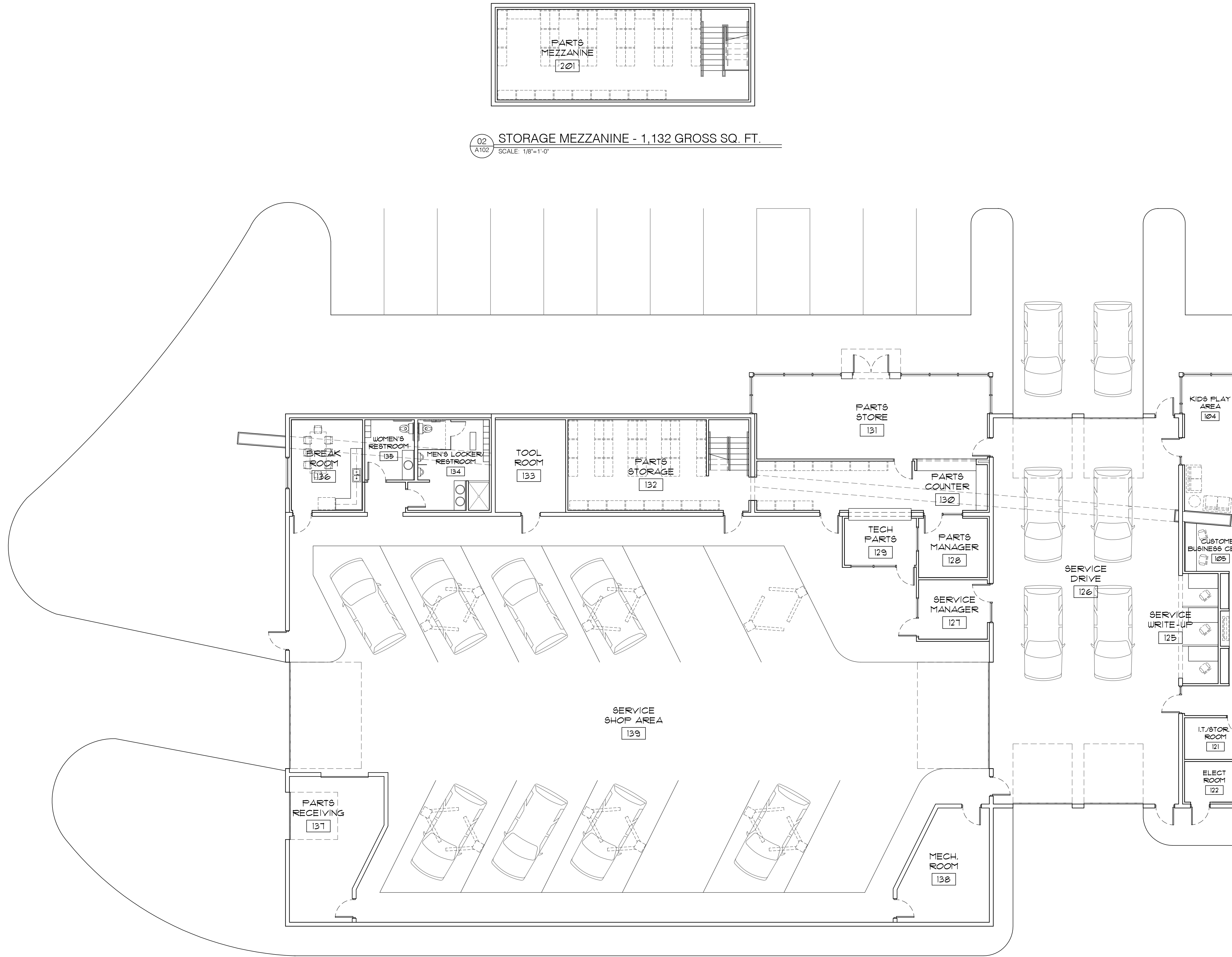
CHRONOLOGY

PROJECT NO
14.081

DWN BY / CHK BY

TITLE
OVERALL
FLOOR PLAN

SHEET
A101



02 STORAGE MEZZANINE - 1,132 GROSS SQ. FT.
A102 SCALE: 1/8"=1'-0"

01 ENLARGED FLOOR PLAN - WEST SIDE
A102 SCALE: 1/8"=1'-0"

PRINTED DATE
07.27.2015

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PRICE FORD
DEALERSHIP

Westwood Blvd.
PRICE, UTAH

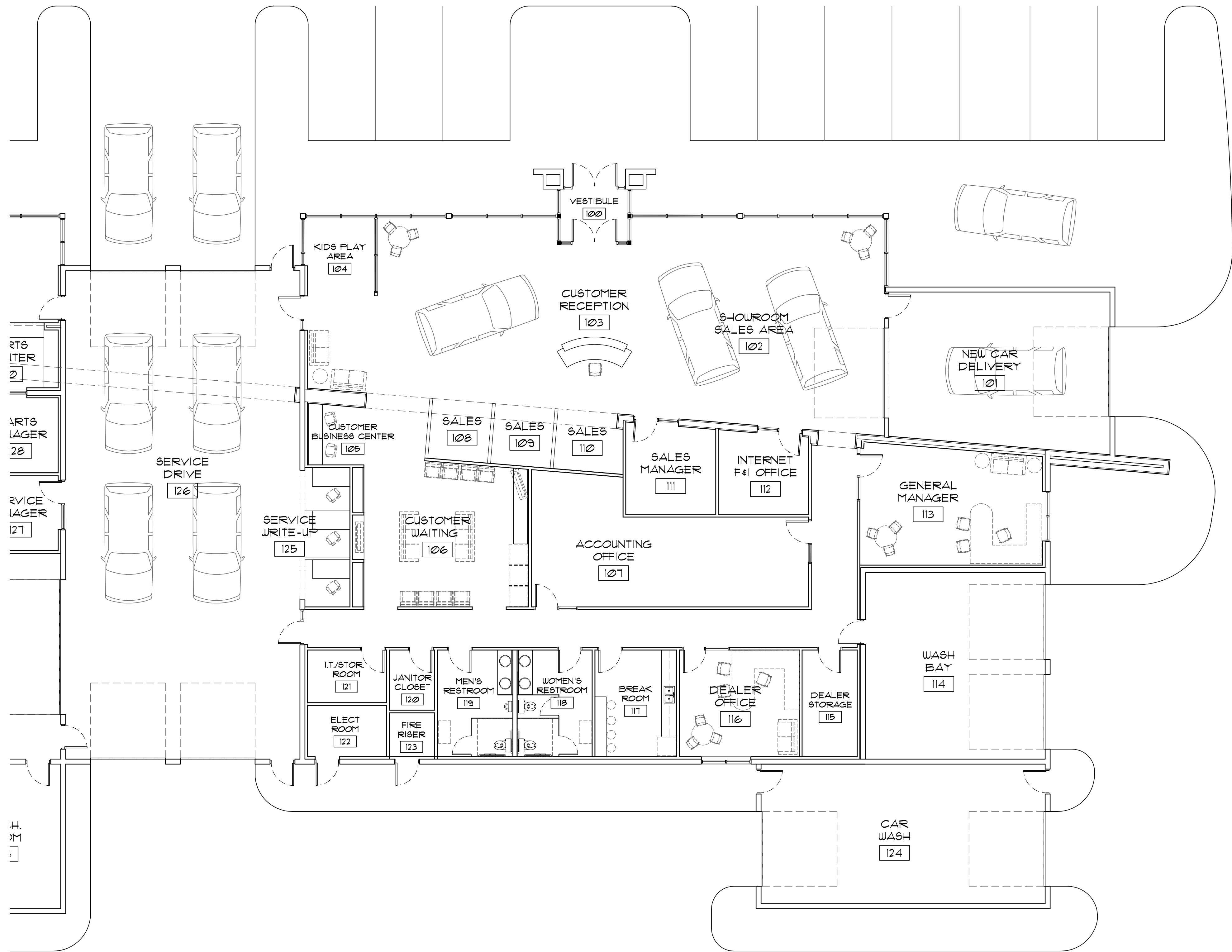
CHRONOLOGY

PROJECT NO
14.081

DWN BY / CHK BY

TITLE
ENLARGED
FLOOR PLAN -
WEST SIDE

SHEET
A102



01 ENLARGED FLOOR PLAN - EAST SIDE
A103 SCALE: 1/8"=1'-0"

PRINTED DATE
07.27.2015

Chris Layton & Associates
ARCHITECTURE | PLANNING | INTERIORS
2005 East 2700 South | Suite 200 | Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

PRICE FORD
DEALERSHIP
Westwood Blvd.
PRICE, UTAH

CHRONOLOGY

PROJECT NO
14.081

DWN BY / CHK BY

TITLE
ENLARGED
FLOOR PLAN -
EAST SIDE

SHEET
A103

Fee: \$200



CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

- ☐ **New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)
☐ **New Construction/Development** (Check all applicable boxes below and complete entire application)

Plan Phase:

- ☒ Concept
☐ Preliminary
☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: <u>Autofarm U Ford, LLC</u> <u>DBA PRICE FORD</u>		2. Title:	
3. Applicant's Mailing Address: <u>P.O. Box 743</u>		4. Suite/Apt. No.:	
5. City: <u>PRICE</u>	6. State: <u>Utah</u>	7. Zip Code: <u>84501</u>	
8. County: <u>CARBON</u>		9. Telephone: <u>(435) 650-1972</u>	
Project Information			
10. Name of Project (Business): <u>PRICE FORD FACILITY OR DEALERSHIP</u>			
11. Address of Proposed Project: <u>N 39 36.061' W 110 49.806'</u>			
12. Zone District (see attached zoning map): <u>Sec 17-20</u>			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <input checked="" type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input checked="" type="checkbox"/> Zone Change <input checked="" type="checkbox"/> Storm Drainage <input checked="" type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer	15. <input checked="" type="checkbox"/> Excavation <input checked="" type="checkbox"/> Fill Work <input checked="" type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input checked="" type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition
17. Quarter Section(s): <u>NW 4-20</u>	18. Section(s): <u>17 & 20</u>	19. Township(s): <u>14</u>	20. Range(s) & Base: <u>10</u>
21. <u>Estimated</u> Cost of Project: <u>3M</u> a) Site Work \$ <u>500k</u> b) Buildings \$ <u>2M</u> c) Other \$ <u>500</u> Total \$ <u>3M</u>		22. Electrical Load Sheet: (Attach preliminary and final to application)	
23. Project Plans: <input type="checkbox"/> Plans Included <input checked="" type="checkbox"/> Attachments (Number) <u>Concept Drawings</u>			

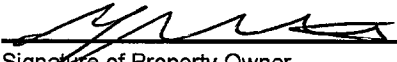
24. Brief Description of Project:

NEW FORD DEALERSHIP FACILITY

25. Justification (Explain why this project is needed):

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. DAVID O'BRIEN	187 N 100 E PRICE UT 84501	(435) 650-5189
2. HUGLEY	235 CARBON AVE PRICE UT 84501	(435) 637-0171 ?
3. BOWMAN O'BRIEN CHAPMAN	187 N 100 E PRICE UT 84501	(435) 650-5189
27. Estimated Starting Date: 7/28/15	28. Estimated Completion Date: 11/16/16	29. Has P.R.W.I.D. Sewer Survey Been Submitted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

 PRICE FORD 7-28-15
 Signature of Property Owner Date
 Gust G. Kulatzes PRESIDENT
 Please Print Name Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

- ☐ Approve
☐ Decline

Comments:

Signature: _____

Date: _____

Requires:

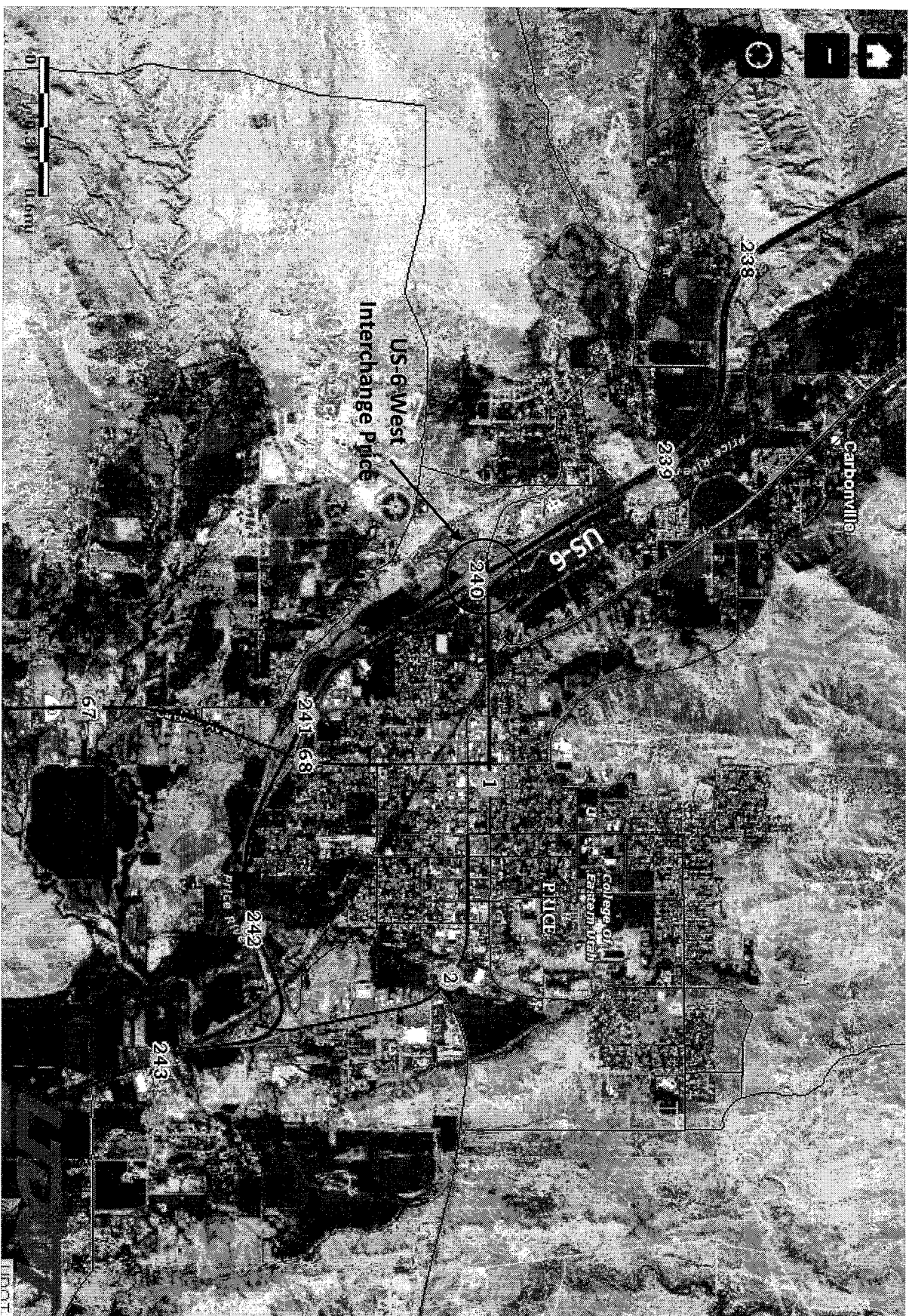
- ☐ Building Permit
☐ Conditional Use Permit
☐ Code Amendment
☐ Board of Adjustments Variance
☐ Flood Plain Development Permit
☐ Other: _____

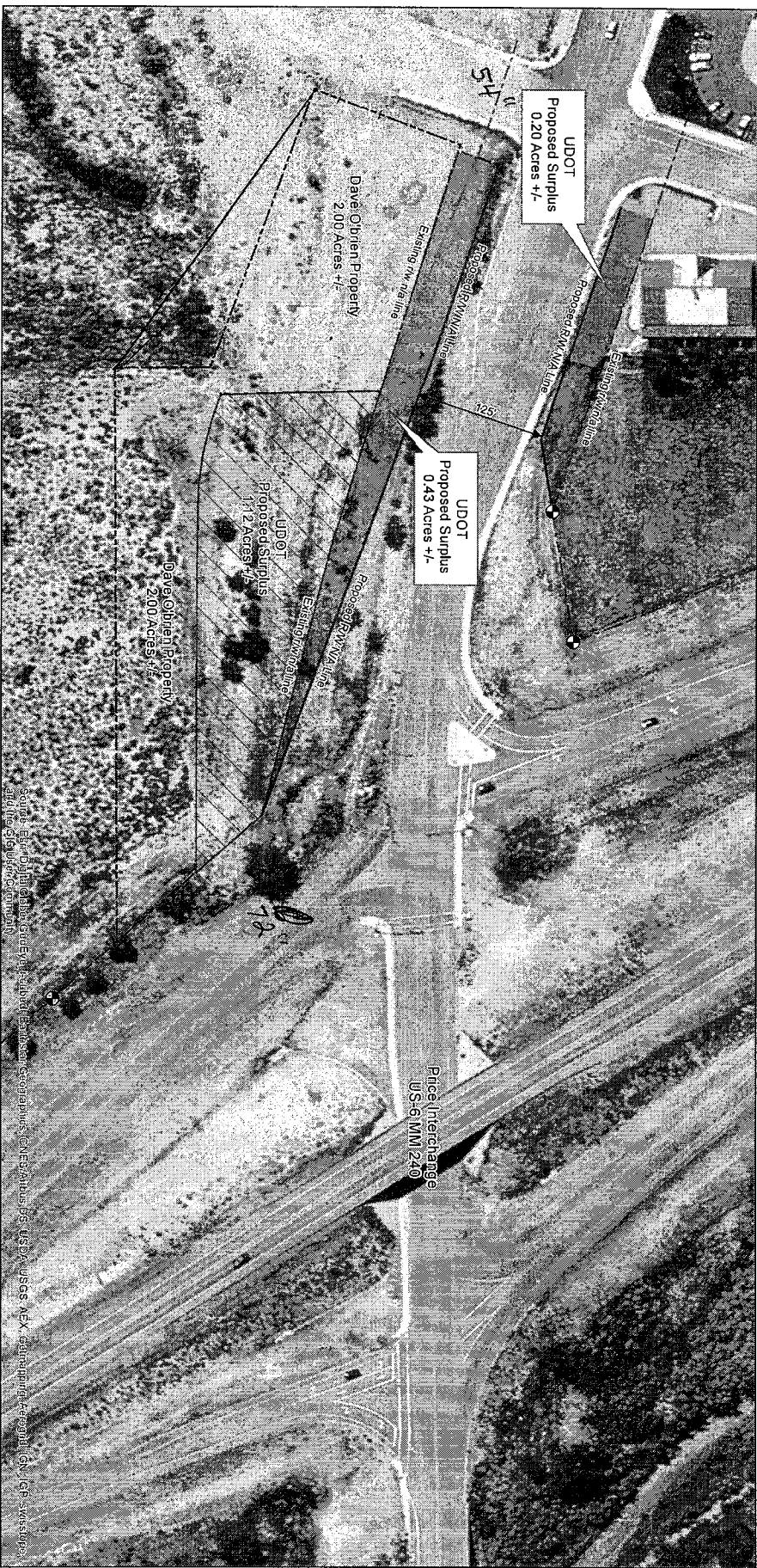
SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.

Attached

US-6 West Interchange in Price Vicinity Map





Source: Esri, DigitalGlobe, GeoEye, AeroVironment, USDA, USGS, AEX, GeoEye, IGN, CNR, Swire, etc.

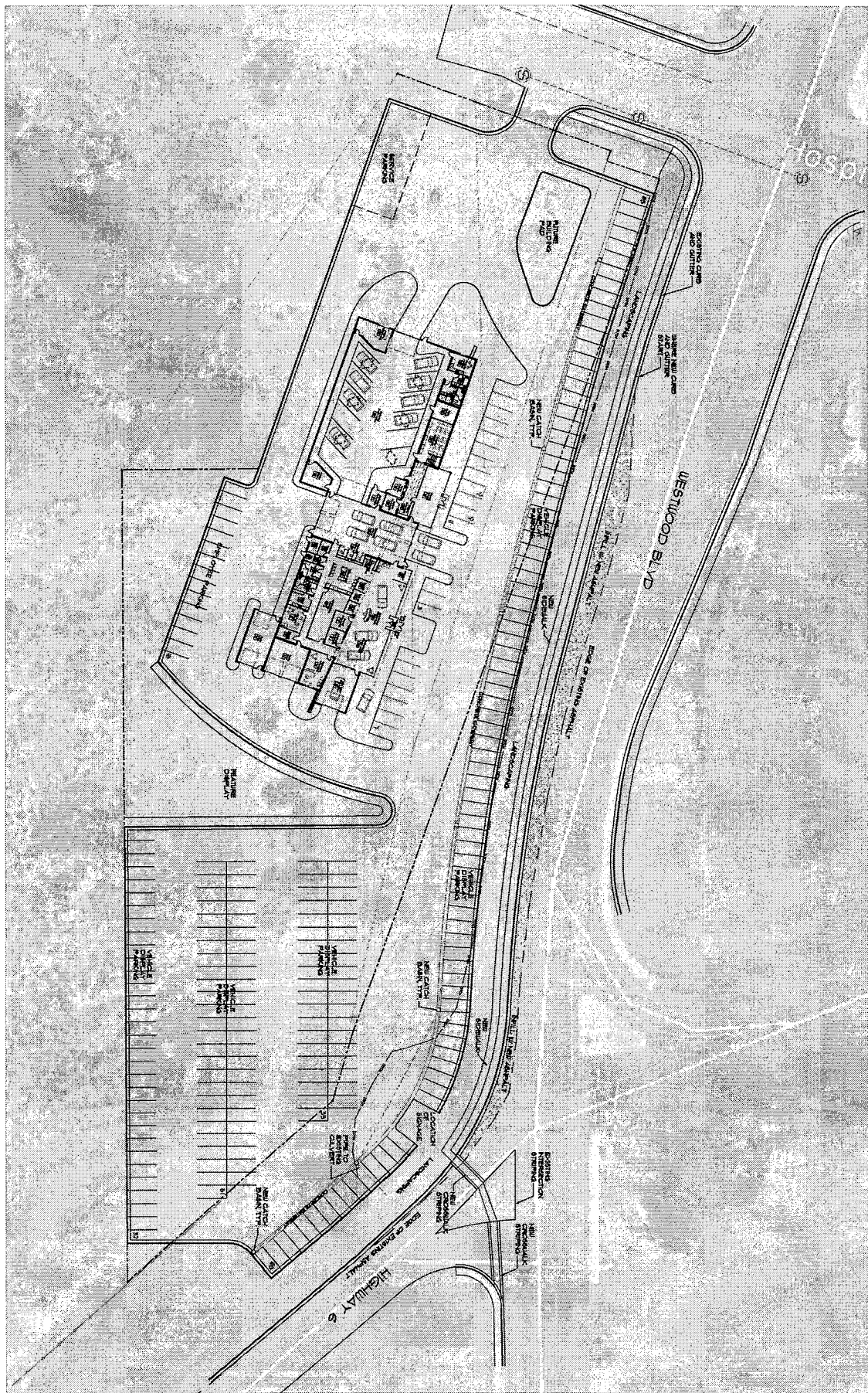
Legend


- UDOT ROW MARKERS UDOT Existing Right of Way Lines
- ROW Type
 - Existing Highway RW
 - Existing RW & NA
 - PROPOSED RW NA LINE
- Proposed Surplus Property Inside UDOT RW
- Proposed Surplus Property Outside UDOT RW
- Obrien Current Property Ownership

0 50 100 200 300 400 Feet

Date: 07/02/2015
Drawn By: CRL





PROJECT NO. 14.061		LUNNEY / CHAI BY		TITLE SITE PLAN		SHEET A001	
CHAIN OF CUSTODY		PRICE FORD DEALERSHIP Westwood Blvd. PRICE, UTAH		 Chris Layton & Associates ARCHITECTURE PLANNING INTERIORS		PRINTED DATE 07.28.05	
				2005 East 2700 South Suite 200 Salt Lake City, Utah 84109 p:801.487.0715 f:801.487.0716			

PRICE FORD
DEALERSHIP

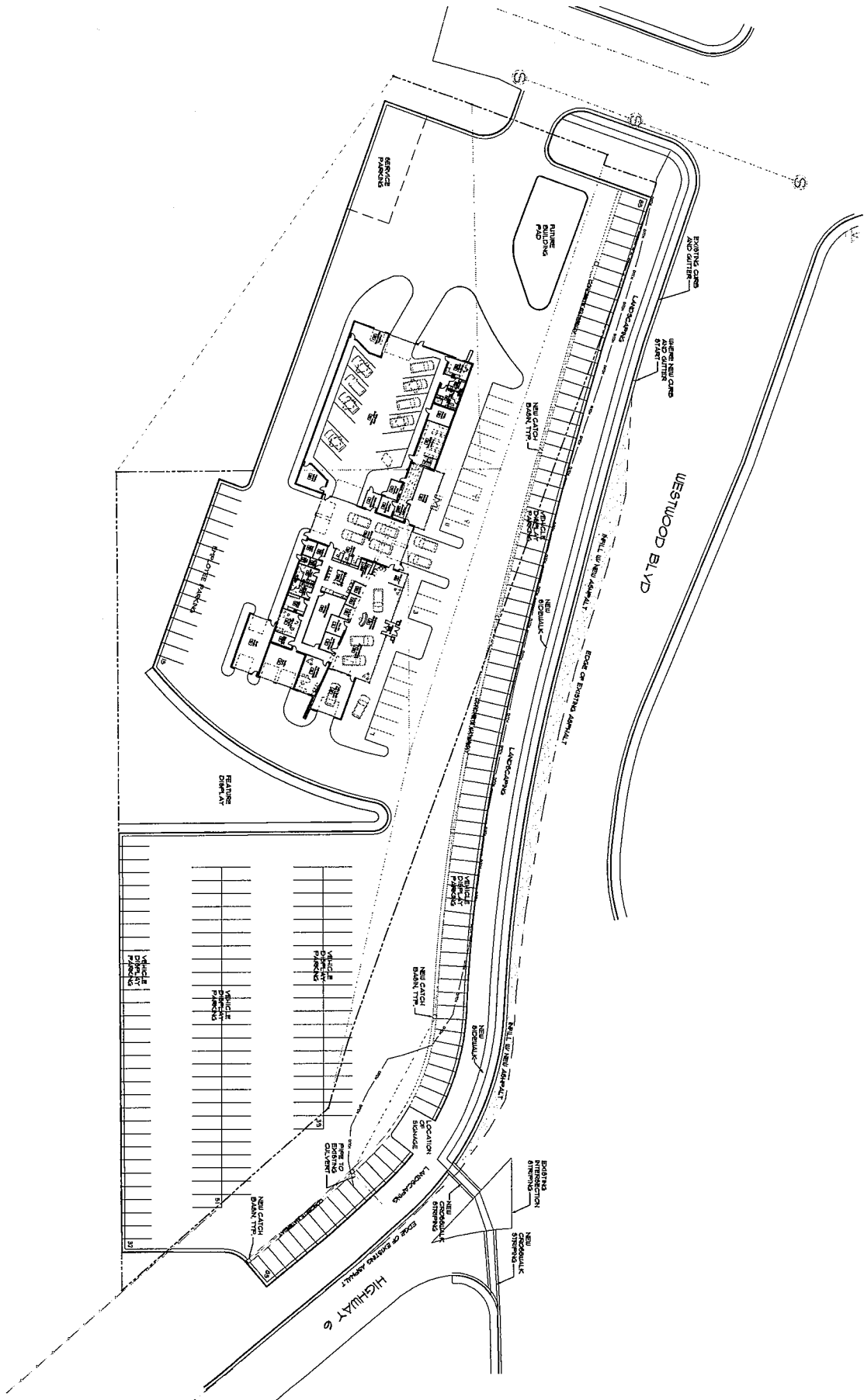
Westwood Blvd.
PRICE, UTAH




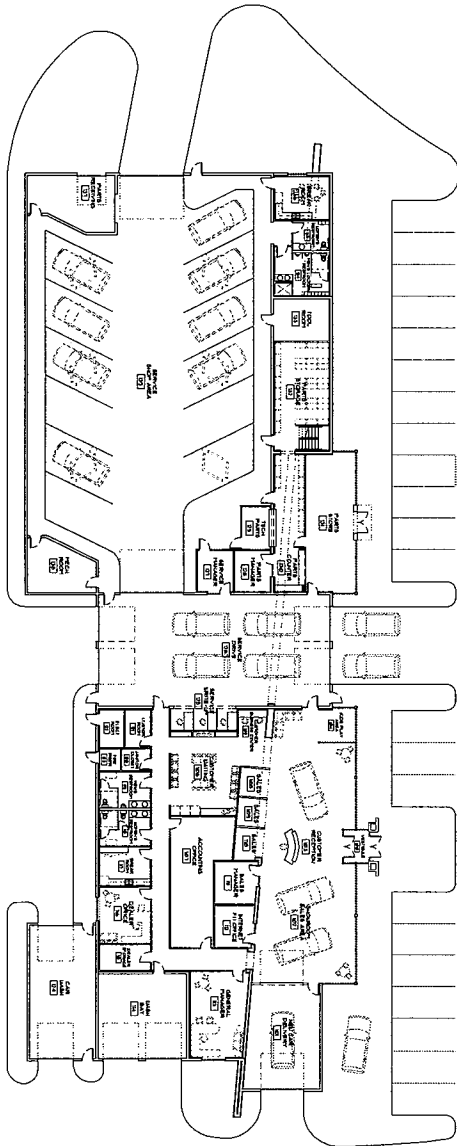
2005 East 2700 South | Suite 200 | Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

PRINTED DATE
07.28.2015

NORTH
 1" = 100' SCALE
 SITE PLAN

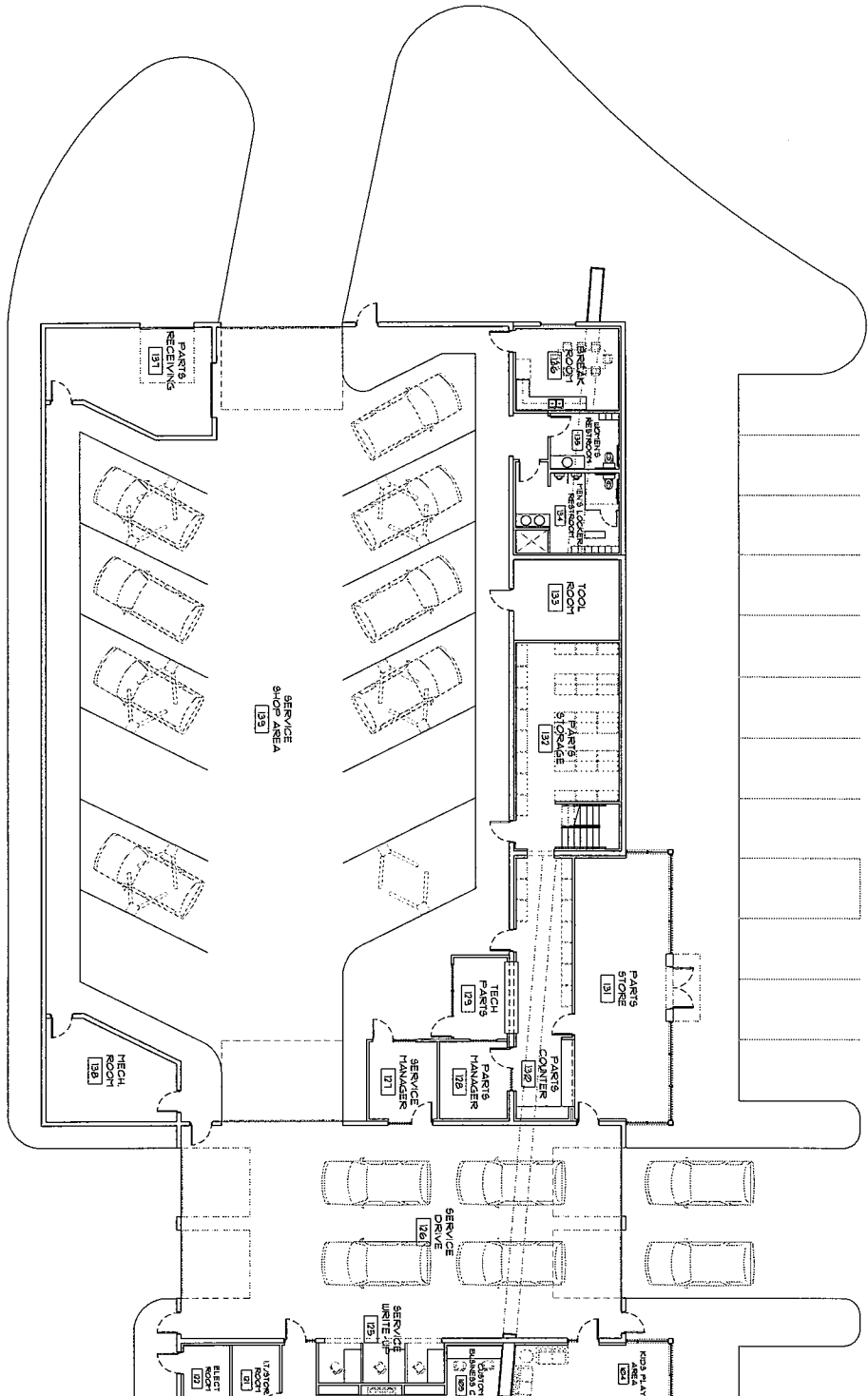


PROJECT NO. 14.081 DESIGNER/OWNER LAYTON/CHRYST	PRICE FORD DEALERSHIP Westwood Blvd. PRICE, UTAH	 Chris Layton & Associates ARCHITECTURE PLANNING INTERIORS 2005 East 2700 South Suite 200 Salt Lake City, Utah 84109 p:801.487.0715 f:801.487.0716	PRINTED DATE 07/27/2015
			SHEET A001

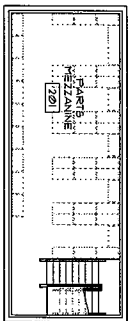


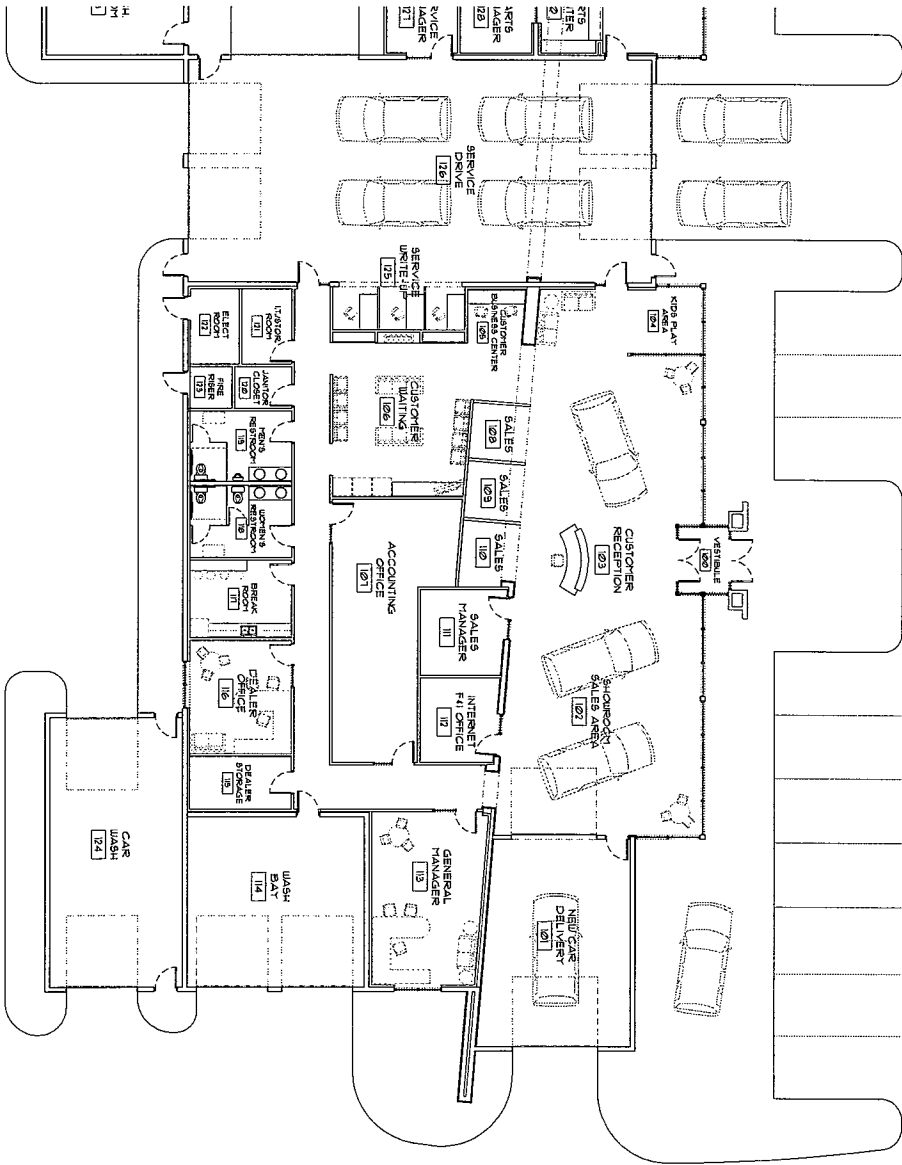
01 OVERALL FLOOR PLAN - 20,800 GROSS SQ. FT.
SCALE: 1/8" = 1'-0"

11 ENLARGED FLOOR PLAN - WEST SIDE
1/8" = 1'-0"



12 STORAGE MEZZANINE - 1,192 GROSS SQ. FT.
1/8" = 1'-0"





0 ENLARGED FLOOR PLAN - EAST SIDE
 1/4" = 1'-0"

AUTO FARM PRE-APPLICATION MEETING 5/27/15

- ① E&B: C-G-S around property. New UDOT ROW alignment. What happens with the "jog out". Intersection alignment Southbound ramp. Final cross-section on C-G-S. Asphalt restoration & paint striping. Street lighting → City standards w/ photo cells → LED. Need copy of soil report. Storm Drainage: on-site control; detention & discharge. Drainage onto property from South? Drainage Ditch: who owns the ditch? Open or closed → Sized for flows. Long term maintenance on ditch → UDOT or development? Letter from UDOT - WA Line. Private Utility Agreement: Public Infast. Dev. Agmt. & Bond.
- ② Water & Sewer: 10" water = ok; Sewer → grade/fill → drain/pump. Stub in from 800 WEST. Possible connection direct to Westwood Blvr. Connection trenching & requirements. Traffic Control.
- ③ PRWID: Grease Interceptor & sampling manhole. Waste water survey. Design Sewer & drains separate from main bldg.
- ④ FIRE: Bldg type? Sprinkled bldg? Loop feed? 2 hydrants: 1 regular, 1 bldg connection.
- ⑤ Police: Access = ok. Intersection control & striping.
- ⑥ QUESTAR: Final bldg location needed. Load detail.
- ⑦ Electrical: need load sheet. Service from Hotel area or @ side?
- ⑧ Bldg. Insp.: north-ish on plan review.

SITE PLAN:

- Access: width.
- Fencing? Front? back?
- Signage: Locations & types. & Sizes
- Landscaping - 5%
- Land assembly / subdivision.

ISSUES:

- VISITOR Center: Location; size; utility service.
 - WATER RETENTION: status of culvert under highway to river.
Incorporate into site improvements. Grade / curb height? Shape or terrace
ditch for retention?
 - FILL DIRT: Part of soil report. Soil Report to address canal seepage.
 - Flood Plain: 1' ABOVE 100 ft. flood.
-
- Pedestrian traffic patterns / locations. Sidewalk leads to pedestrian crossings.

Mayor
JOE L. PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON
Public Works Director
GARY SONNTAG




185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-2905
www.pricecityutah.com

**Planning & Zoning
Commissioners**

ROBERT OLIVER, CHAIR
FRANKIE SACCO, VICE CHAIR
JUDY BEACCO
DALE EVANS
NANCY BENTLEY
RICHARD ROOT
JAN YOUNG
ALTERNATE: ERROLL HOLT

Price City Planning & Zoning Commission

DATE: JULY 29, 2015
TO: PRICE CITY PLANNING & ZONING COMMISSION
FROM: NICK TATTON, PRICE CITY 
RE: CUP - USED CAR SALES LOT

Please find attached a Conditional Use Permit (CUP) application submitted by Kevin Norried for a used car sales lot called Angel Auto Mart to be located at 441 East 100 North within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is detailed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land use, motor vehicle dealers, is considered permitted based on Section 11.3.4.35 of the Code and the sales lot itself and the temporary surfacing is a conditional use. Temporary uses, including the parking lot surfacing may be authorized under Section 1.123.274 of the code. Permanent hard surfacing of the sales lot is required based on Section 6.7.1.1 of the Code. Associated retail sales, considered 'Retail sales of auto parts; non-mechanical installations and repairs' is a permitted land use based on Section 11.3.4.1.5 of the Code. This type of sales and repairs would be limited to small items such as seat covers, mats, headlights, air freshener's, etc.

It is the recommendation of staff to discuss the land use and operation thoroughly with the applicant to ensure understanding of the conditions of approval and the mitigation of any potential negative impacts to the neighborhood based on the land use. The restriction of service and maintenance at the site should be specifically addressed with the applicant.

RECOMMENDED MOTION(S):

1. Move to recommend the Price City Council provide final approval of a Conditional Use Permit (CUP) for the land use of motor vehicle sales, for a business called Angel Auto Mart, as applied for by Kevin Norried, to be located at 441 East 100 North within the Commercial 1 (C-1) zoning district, based on the general land use evaluation criteria in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist in Section 11.1.m of the Code, the permitted land use of Motor Vehicle Dealer in Section 11.3.4.35, the permitted land use of Retail sales of auto parts; non-mechanical installations and repairs based on Section 11.3.4.1.5 of the Code, and subject to the following conditions of approval:
 - a. Obtain and maintain a valid Price City Business License including all State of Utah licensing and bonding requirements for auto dealers finding that properly

licensed and bonded auto dealers protect the financial interests of the customers in the community.

- b. Development of the site consistent with the site plan presented with the Conditional Use Permit and subject to the following conditions and elements:
 - i. Lot and area lighting to be angled, shielded and/or on timers to prevent light transference to neighboring residential properties. All exterior lighting to be LED fixtures.
 - ii. Garbage dumpster to be placed in a dumpster enclosure with gates and situated to allow regular service to prevent wind scatter of garbage, rubbish or debris.
 - iii. No on-street parking or parking of display vehicles outside of the sales lot.
 - iv. Maintain a minimum of five (5) parking spaces for employees and customers in off street locations, including ADA access spaces.
 - v. Sight obscuring fencing to be installed and/or maintained on the east, north and west sides of the subject property.
 - vi. Installation of a minimum of 5% of the site area in landscaping. Water wise installations required.
 - c. Development of a storm water management plan and submission of the plan to the Price City Engineer for review and concurrence finding that properly managed storm water flows prevent flooding and the destruction of property.
 - d. Signage to be installed only upon review and approval by the Price City Planning Department finding that properly reviewed and approved commercial signage promotes consistency in the community, increases commercial activity and is consistent with the Price City General Plan.
 - i. Signage representing any prior business or land use to be removed.
 - e. Completion of building renovations and remodeling, if any, under the auspices of a Price City building permit finding that properly permitted and inspected commercial building renovations protect the health, safety and welfare of the community.
 - i. Safety inspection of current building by the Price City Building Inspector and Price City Fire Chief and compliance with any building safety recommendations stemming from the inspections finding that safety inspections serve to protect the health, safety and welfare of the community.
 - f. No other land uses authorized, including service and/or maintenance of vehicles at the location finding that an evaluation of and/or installation waste water protection systems including grease trap and sampling manhole may be required.
 - i. Additional or related land uses shall require an amendment to the Conditional Use Permit.
 - g. No conditions at the site or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values.
2. Move to acknowledge that the applicant, applicants' agents and representatives are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

Fee: _____



CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

- ☒ **New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)
☐ **New Construction/Development** (Check all applicable boxes below and complete entire application)

Plan Phase:

- ☐ Concept
☐ Preliminary
☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: <i>Kevin Norried</i>		2. Title: <i>Owner</i>	
3. Applicant's Mailing Address: <i>860 E. 2800 S.</i>		4. Suite/Apt. No.:	
5. City: <i>Price</i>	6. State: <i>UT</i>	7. Zip Code: <i>84501</i>	
8. County: <i>Carbon</i>		9. Telephone: (435) <i>650-5557</i>	
Project Information			
10. Name of Project (Business): <i>Angel Automotive AUTO MART</i>			
11. Address of Proposed Project: <i>441 E 100 N, Price, UT 84501</i>			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <input checked="" type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project: a) Site Work \$ <i>4,000</i> b) Buildings \$ <i>10,000</i> c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)	
		23. Project Plans: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____	

24. Brief Description of Project: Paint and re-spray parking lot. New business signage. Add walls inside building. Remove some existing laundry equipment, replace with necessary office equipment and furniture.

25. Justification (Explain why this project is needed):

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		()
2.		()
3.		()
27. Estimated Starting Date: / /	28. Estimated Completion Date: / /	29. Has P.R.W.I.D. Sewer Survey Been Submitted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Signature of Property Owner

Date

Please Print Name

Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

☒ Approve

☐ Decline

Comments:

11.1 eval criteria 11.1.1 m specific eval criteria / checklist

6-7.1.1 surface parking 1.13.274 Temp - millage - parking

11.3.4 35 motor vehicle sales = P

Signature: _____

Date: _____

Requires:

☒ Building Permit Remainder

☒ Conditional Use Permit lot

☐ Code Amendment

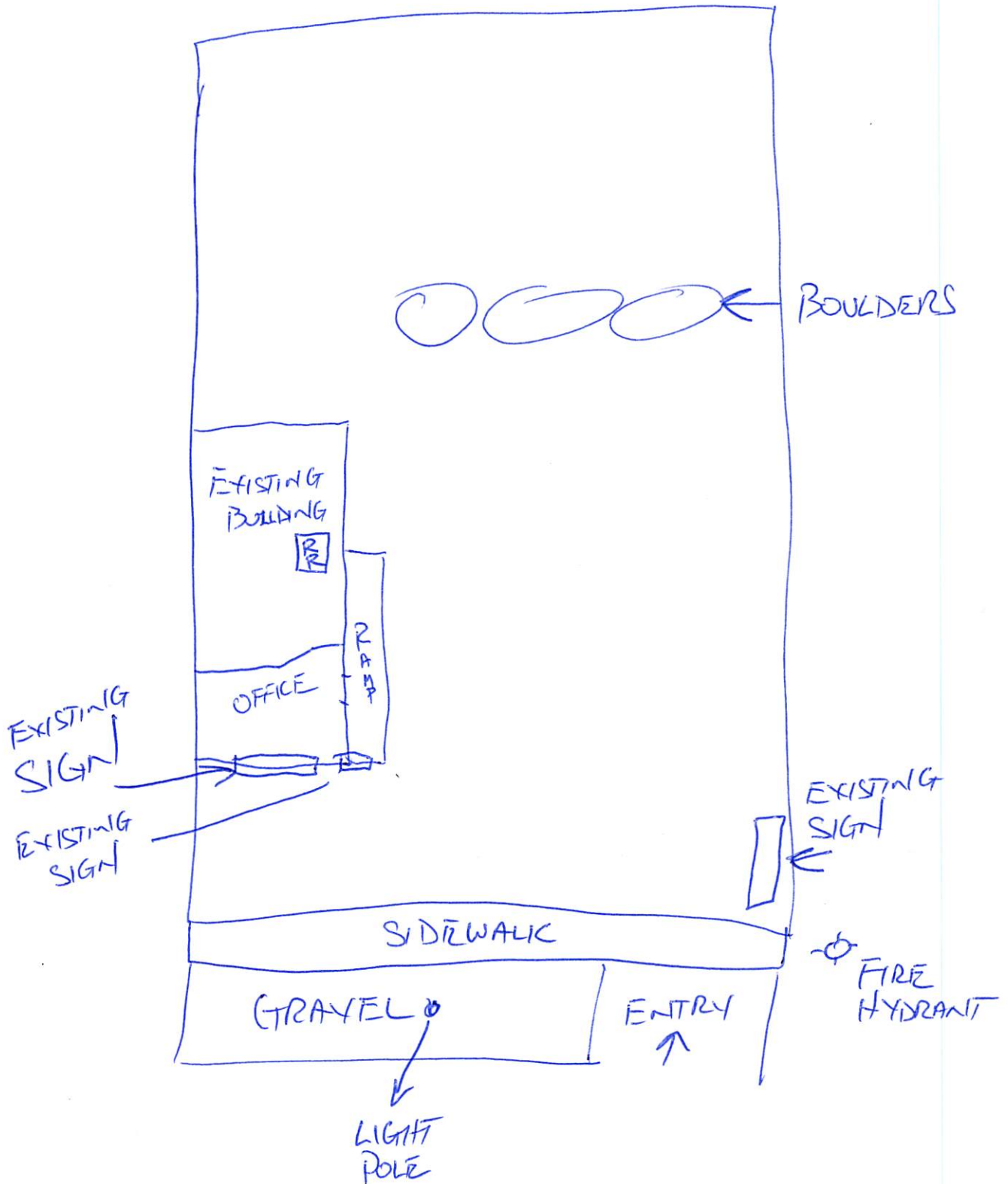
☐ Board of Adjustments Variance

☐ Flood Plain Development Permit

☒ Other: BVSN - license

SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.



Account No: _____
Business Activity: _____
Fee: _____



BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY.

☐ **Renewal** (check and show *changes only* on form below)

Business Information

Business Status: ☒ New Business ☐ Location Change ☐ Name Change ☐ Ownership Change

Business Name (include DBA): Angel Automotive Auto MART

If Name Change, list previous name: _____

Business Address:
441 E. 100 N

Suite/Apt. No.: _____

City:
Price

State:
UT

Zip Code:
84501

Business Telephone:
() _____

Business E-mail: _____

Business Fax: _____

Mailing Address (if different) _____

City: _____

State: _____

Zip Code: _____

Property Owner's Name: Kevin Norried

Property Owner's Telephone: (435) 650-5557

Type of Organization: ☒ Corporation ☐ Partnership ☐ Sole Proprietorship ☒ LLC
(Include copy of name registration with the State of Utah)

Type of Business: ☒ Commercial ☐ Home Occupation ☐ Reciprocal **Building Occupancy Type:** _____

Nature of Business: ☐ Manufacturing ☒ Retail ☐ Wholesale ☐ Services ☐ Other: _____

Opening Date: 9-15-15 **Business Hours:** From 10 am To 6 pm (M T W T F S) SU (please circle)

Detailed Description of Business: Used Automotive Dealership

Commercial Square Feet: _____

No. of Mobile Home Spaces: _____

No. of RV Spaces: _____

State Sales Tax I.D. No. (Include copy or proof of exemption): TEMP # 15S05984

Federal Tax I.D. No. (Include copy, if applicable): 47-462447

State License No. (Include copy, if applicable): _____

State License Type: _____

THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Treasurer) at (435) 636-3161, or 185 East Main, for more information. **Check all that apply.**

- ☐ Alcoholic Beverages
- ☐ Eating Establishment
- ☐ Taxi Cab/Motor Carrier
- ☐ Pawnbroker
- ☐ Sexually Oriented Business

NOTE: If applying for any of these businesses, other than an Eating Establishment, please complete the Consent to a Background/Criminal History Check form included with this application.

If applicant is a SOLE PROPRIETOR, complete this section.

Owner's Name:

Owner's Address:

Suite/Apt. No.:

City:

State:

Zip Code:

Owner's Telephone:
()

Owner's E-mail:

Owner's Fax:

Owner's Birth Date:

Owner's Drivers License No. (include state & provide copy):

Manager Information (if applicable)

Manager's Name:

Manager's Address:

Suite/Apt. No.:

City:

State:

Zip Code:

Manager's Telephone: ()

Manager's E-mail:

Manager's Fax:

Manager's Birth Date:

Manager's Drivers License No. (include state):

If applicant is a CORPORATION, PARTNERSHIP, OR LLC, complete this section.

ALL OFFICERS (First/Middle/Last)	HOME ADDRESS (City, ST, Zip)	HOME TELEPHONE
1. Kevin Norried	860 E 2800 S Price, UT 84501	(801) 435 660-5557
2.		()
3.		()
TITLE	DATE OF BIRTH (MM/DD/YYYY)	DRIVERS LICENSE NO. (Include copy)
1. Owner	10 / 27 / 1962	# ST
2.	/ /	# ST
3.	/ /	# ST

I am aware that this application does not constitute approval to operate a business. I hereby agree to conduct said business strictly in accordance with the laws and ordinances covering such business, and swear under penalty of law that the information contained herein is true.

Signature of Owner/Agent

Date

Please Print Name

Title

Please allow at least 10 working days for your application to be processed.

Office Use Only

Approvals:

Business Licensing

Fire

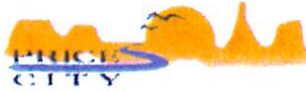
Inspection

Police

P & Z

Other

Date Approved



PRICE CITY POLICE DEPARTMENT

910 NORTH 700 EAST
PRICE, UTAH 84501
(435) 636-3190

CONSENT TO A BACKGROUND/CRIMINAL HISTORY CHECK

I hereby consent to a background security and criminal history check to be performed by the Price City Police Department in connection with my business license application.

Dated this 24TH day of JULY, 2015.



Signature

KEVIN NORRIED

(Please Print Name)

UT
USA

Utah DRIVER LICENSE



4d 150683558

4a Iss 10/03/2014

1 NORRIED

2 KEVIN VOLKMAR

3 DOB 10/27/1962

8 860 E 2800 S

PRICE, UT 84501

5 DD 1 J

4b Exp 10/27/2019

9 Class D 9a End M

12 Restrictions A

DONOR Y 16 Hgt 5'10" 18 Eyes GRN

15 Sex M 17 Wgt 200 19 Hair BLN

10/27

LLC
Certificate of Organization
OF
Angel Auto Mart LLC

The undersigned person(s) do hereby adopt the following Certificate of Organization for the purpose of forming a Utah Limited Liability Company.

Article I

The name of the limited liability company is to be Angel Auto Mart LLC

Article II

The purpose or purposes for which the company is organized is to engage in:
Used Auto Sales

The Company shall further have unlimited power to engage in or to perform any and all lawful acts pertaining to the management of any lawful business as well as to engage in and to do any lawful act concerning any and all lawful business for which a Limited Liability Company may be organized under the Utah Limited Liability Company Act and any amendments thereto.

Article III

The Company shall continuously maintain an agent in the State of Utah for service of process who is an individual residing in said state. The name and address of the initial registered agent shall be:

(Registered Agent Name & Address)

Kevin's Abbey Carpet
68 N Carbon Ave
Price, UT, 84501



State of Utah
Department of Commerce
Division of Corporations & Commercial Code

This certifies that this registration has been filed and approved on 28, July 2015 in the office of the Division and hereby issues this Certification thereof.

Kathy Berg

KATHY BERG
Division Director

Article IV

Name, Street address & Signature of all members/managers

Member #1

Kevin Norried

860 E 2800 S

Price, UT 84501

Kevin Norried

Signature

DATED 28 July, 2015.

Article V

Management statement

This limited liability company will be managed by its Members

Article VI

Records required to be kept at the principal office include, but are not limited to the following:

Article VI.1

A current list in alphabetical order of the full name and address of each member and each manager.

Article VI.2

A copy of the stamped certificate of Organization and all *certificates of amendments thereto*.

Article VI.3

Copies of all tax returns and financial statements of the company for the three most recent years.

Article VI.4

A copy of the company's operating agreement and minutes of each meeting of members.

Article VII

The street address of the principal place of business is:

441 E 100 N
Price, UT 84501

Article VIII

The duration of the company shall be perpetual

Under GRAMA {63-2-201}, all registration information maintained by the Division is classified as public record. For confidentiality purposes, the business entity physical address may be provided rather than the residential or private address of any individual affiliated with the entity.

[Back](#) [Print Page](#)

Business Registration Completion!

You have successfully registered **Angel Auto Mart LLC** with the State of Utah. Please review the information provided below for applicable account details and make sure that you print out this page and any applicable forms for your records.

Please Note: You will need to directly contact the local government (municipality or county) for each business location in order to complete the business license process.

Now that you have successfully completed your business registration, you will need to renew your business entity once a year. If you have registered a DBA, you will need to renew every three years. To renew, update or make any changes to your business entity, please visit: <https://secure.utah.gov/abr/abr>.

BUSINESS FRAUD ALERT

Corporate identity theft is on the rise! This service increases your peace of mind by notifying you when a change is made to your business, allowing you to take immediate action. To learn more please visit: [Business Fraud Alert](#)

OSBR Registration Information

Please print out a copy of your OSBR registration information by clicking on the download link below.

Download:  [OSBR Registration Information](#) *Printed*

Utah Department of Commerce, Division of Corporations and Commercial Code

Your Business Registration Number: 9489016-0160

Download:  [Articles \(.pdf\)](#) - *Printed*

Utah State Tax Commission

Your business has been registered with the Utah State Tax Commission. You have been assigned the following **temporary** license numbers based on the information you provided during this registration process:

	Temporary License Number
Employee Income Tax Withholding:	15W94147
Sales and Use Tax:	15S05984

This system is not a live update to the Tax Commission. The data is transmitted daily and it will take a few days before you receive a license with your **permanent** account numbers in the mail. Please do not apply for additional sales or withholding numbers for this business. If you do not receive a paper confirmation of your account(s) or a sales license in the mail within two weeks please call 801-297-2200 or 800-662-4335.

Go to: <http://taxexpress.utah.gov/> when you have your permanent account number(s) and sign up to file and pay electronically.

Please visit us at <http://tax.utah.gov> for additional information on taxes and tax collection and reporting responsibilities, helpful publications, tax rates, forms, etc.

Utah Department of Workforce Services (Unemployment Insurance)

Your Unemployment Insurance Employer Identification Number: 7675130

Your Unemployment Contribution Tax Rate: not available at this time

Your Unemployment Insurance PIN:

A92Z21

You have been assigned a temporary unemployment insurance (U.I.) account for your business. Account information is subject to change by an examiner during the review and processing of your account registration.

Your registration will remain in a pending status until we receive confirmation that you have paid an employee or corporate officer for services rendered. Please call 801-526-9235 opt 2 or toll free at 1-800-222-2857 opt 2 to confirm these payments and to activate your account.

After completion of the examiner's review, a new employer determination letter and PIN confirmation will be mailed to you. The determination letter will contain your confirmed account number, industry classification, and contribution rates. Quarterly reports will be mailed to you or these reports can be filed on our website at <http://jobs.utah.gov>. Your Employer Registration/U.I. Account Number and PIN are required to access your account online.

City Business License Information

According to our data, you are in the following city: Price . This city does not currently have its business licensing forms online through this service. You may be able to find information for your city through the Utah League of Cities and Towns Web site.

Workers Compensation Information

Because you indicated that you will have employees you will be required to obtain Workers Compensation Insurance. Here are some links for additional information.

[Utah Department of Insurance](#)

[Utah Labor Commission](#)

Utah State Tax Comission**Motor Vehicle Enforcement Division**

is hereby notified that

Kevin Norried

in behalf of Utah dealer name **Angel Auto Sales** has successfully completed eight hours of Utah State Certified Training which satisfied dealer education requirements as established in Utah Code 41-3-201.

July 25, 2015

Date of completion

Mountainland Applied Technology College

Name of training provider

TC-56.P65 Rev. 8/99

Print Certificate

Date of this notice: 07-24-2015

Employer Identification Number:
47-4612447

Form: SS-4

Number of this notice: CP 575 A

For assistance you may call us at:
1-800-829-4933

Auto Mart
ANGEL AUTOMOTIVE ~~INC~~
441 E 100 N
PRICE, UT 84501

Change from Corp. to LLC

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 47-4612447. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 941	04/30/2016
Form 940	01/31/2017
Form 1120	03/15/2016

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at www.irs.gov for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is ANGE. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

(IRS USE ONLY) 575A

07-24-2015 ANGE B 999999999 SS-4

Keep this part for your records.

CP 575 A (Rev. 7-2007)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 A

9999999999

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 07-24-2015
EMPLOYER IDENTIFICATION NUMBER: 47-4612447
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023
|||||

ANGEL AUTOMOTIVE
441 E 100 N
PRICE, UT 84501

Preregistration Questions

Have Federal Employer Identification Number: **Yes**

Have Sales and Use Tax License: **No**

Have Employer Withholding Account: **No**

Have you filed your Articles of Incorporation, Articles of Organization, Partnership or Business Name Registration: **No**

Have Unemployment Insurance Employer Identification Account: **No**

Have Streamlined Sales Tax (SST) Number: **No**

Business involves motor vehicle dealerships or vehicle sales, body shops, transporting, dismantling, manufacturing, distributing or crushing vehicles: **Yes**

Declared Entity Type

Entity Type: **Limited Liability Company (LLC)**

Entity Subtype: **Domestic (in Utah)**

This LLC will be managed by: **Member**

This LLC will file with the IRS as a: **Single Member/Manager**

The Single Member is a: **Individual**

Business Name

The business name you chose to register is: **Angel Auto Mart LLC**

Primary Physical Business Address - Business Headquarters

Utah Business Name: **Angel Auto Mart LLC**

Address 1: **441 E 100 N**

Address 2:

City, State, Zip: **Price, UT , 84501**

Business Phone: **435-650-5557**

Fax: **435-650-5557**

> Please select from the list below, the **basic nature/purpose** of your business:

44 Retail Trade

> Please select from the list below a **more detailed nature/purpose** of your business:

441 Motor Vehicle and Parts Dealers

> Please select from the list below a **more detailed nature/purpose** of your business:

Primary Physical Business Address - Business Headquarters**44112 Used Car Dealers**

> In the box below, please describe, in detail, the purpose or nature of your business:

Used Auto Sales

- > What is the date you will start or did start doing business? **September 01, 2015**
- > What is the closing month of this business' accounting year? **December**
- > Will you use, treat, store, sell, emit, manufacture, or dispose of any chemical, combustible, or hazardous materials? Also, answer yes to this question if you are a dry cleaning business, or if you are going to have x-ray equipment in any of your offices. **No**
- > Do you have or are you going to have employees working for this business, including officers of both regular and S corporations? **Yes**
- > Do you need a Utah withholding account? If you don't currently have one and are going to pay Utah wages to employees working for this business, you must choose Yes. If you are not going to have employees or if you already have a withholding account, choose No. **Yes**
- > Will you sell, lease, rent or repair any kind of tangible personal property or physical product? If selecting "No", a sales tax license will not be issued. **Yes**
- > Have you ever owned, operated, or been part of any business in the state of Utah in the position of owner, officer, director, incorporator, manager, member, partner, or registered agent? **Yes**

Employees

You indicated that you currently have or are going to have employees working for this business.

- > What is the highest number of employees you expect to have employed during your first year of business? **5**
- > What is the date you will start or did start paying wages in Utah? **10/16/2015**
- > Will you have any employees involved in Agriculture? **No**
- If Yes... Will you pay wages to all agricultural workers that amount to more than \$20,000 per calendar quarter?
- What is the highest number of agricultural workers expected to work in the next 12 months?
- Will you employ more than 10 agricultural workers in 20 different weeks during the calendar year?
- > Please estimate the amount of Utah wages expected to be paid in a calendar year: **\$16,001-\$200,000**

Sales

You indicated that you are going to sell, lease, rent or repair any kind of tangible personal property or physical product.

Sales

- > When will you start selling or making purchases? **Sep 01 2015**
- > Estimate your annual net taxable sales and purchases. **\$16,001 to \$800,000**
- > Do you want to voluntarily file your sales tax on a monthly basis? **No**
- > Will you sell goods or services from **only one fixed Utah business location** (includes vending machine operators and door-to-door sellers with only one warehouse)? **Yes**
- > Will you sell goods or services from **more than one fixed Utah business location** (includes vending machine operators and door-to-door sellers with more than one warehouse)? **No**
- > Will you do one or both of the following: **No**
- a. Sell goods or services that are **shipped from outside Utah to a Utah customer(s)**?
- b. Have goods or materials **delivered from outside Utah to a location(s) in Utah** other than your fixed place of business?
- > Will you do multi-level marketing? **No**
- > Will you charge **admission or fees** for any entertainment, recreation, exhibition, cultural or athletic activity provided somewhere other than your business location? **No**
- > Will you provide services (**cleaning, washing, dry cleaning, repairing or renovating** tangible personal property) at non-fixed places of business and not sell tangible personal property? **No**
- > Will you receive **recurring payments for leases or rentals** of tangible personal property or services? **No**
- > Are you a seller who has **no physical or representational presence in Utah** who is selling goods or services shipped direct by U.S. Mail or common carrier to Utah customers? **No**
- > Will you sell **grocery food**? **No**
- > Will you **sell motor vehicles, aircraft, watercraft, manufactured homes, modular homes or mobile homes** in a city or town with the resort communities tax? **Yes**
- > Are you a **utility** providing telephone service, electricity or gas? **No**
- > Will you have **retail sales of new tires** ? This includes new tires sold as part of a vehicle sale, new tires bought on or for rented vehicles, or new tires bought from anyone not collecting the Waste Tire Recycling Fee. **No**
- > Are you a **restaurant**? **No**
- > Will you **rent motor vehicles** (12,000 pounds or less) to customers **for 30 days or less**? **No**
- > Will you **purchase goods or services tax-free from outside Utah** that you or your business will store or use in Utah? **No**
- > Will you sell **residential fuels** (electricity, heat, gas, coal, fuel oil, firewood, and other fuels for residential use)? **No**

Sales

- > Are you a municipality that generates your own taxable **municipal energy**, -OR- do you estimate you will collect municipal energy tax of over \$1 million annually? **No**
- > Will you sell taxable **municipal energy**? **No**
- > Do you provide only the **transportation component of taxable energy** delivered to the point of sale or use? **No**
- > Will you sell **disposable cell phones** or disposable cell phone minutes? **No**
- > Will you be the first seller in Utah of **lubricating oil** in packages of less than 55 gallons? **No**
- > Are you a cable operator or a **multi-channel video or audio service** provider? **No**
- > Are you a **sexually explicit business**? **No**
- > Will you provide **telecommunications services** to end consumers? **No**
- > Are you a **telephone line** provider (radio, land line, VOIP, etc.)? **No**
- > Will you need a **cigarette or tobacco license**? **No**

Previous Account Information

Business Name of Account: **Kevins Abbey Carpets**

Trade Name:

Approximate Date Applied: **01/01/1994**

City and State Where Applied: **Price UT**

Federal Employer Identification Number (FEIN):

Sales and Use Tax Number:

Employee Income Tax Withholding Number:

Business Addresses and Locations

This is a list of your business locations and mailing addresses.

Physical Business Locations

Address	City, State, Zip	County	Address Type
441 E 100 N	Price, UT 84501	Carbon	Headquarters
441 E 100 N	Price, UT 84501	Carbon	Primary Utah Location

Primary Utah Location

Address Line 1: **441 E 100 N**

Business Addresses and Locations

Address Line 2:

City, State, Zip: **Price, UT 84501**County: **Carbon**Business Phone: **435-650-5557**Fax: **435-650-5557**

> Is the business doing business as (DBA) under any assumed (alias'/DBA) names?

No

> If this location's basic nature/purpose differs from the business as a whole, please select from the list below:

44 Retail Trade

> If this location's basic nature/purpose differs from the business as a whole, please select from the list below:

441 Motor Vehicle and Parts Dealers

> If this location's specific nature/purpose differs from the business as a whole, please select from the list below:

44112 Used Car Dealers

> In the box below, please describe, in detail, the purpose or nature of your business at this location if it differs from the following:

Used Auto Sales

> What are your expected hours of operation?

Start: 10:00 AM**End: 06:00 PM**

> When will this outlet start selling or making purchases?

09/01/2015

> Will your business be based in a Home or Commercial location?

Commercial

> If Home-based, are you going to have clients in your home?

> Will you use, treat, store, sell, emit, manufacture, or dispose of any chemical, combustible, or hazardous materials? Also, answer yes to this question if you are a dry cleaning business, or if you are going to have x-ray equipment in any of your offices.

No

> Are you providing motel, hotel, trailer court, campground or other lodging services?

No

> Will you have restaurant sales, or sales of prepared foods and beverages?

No

> Will your business involve the sale of second-hand merchandise excluding vehicles? For example, pawn shops, auctions houses, second-hand store, etc...

No

> Will your business include an auction house or involve an auctioneer?

No

> Will your business involve transportation, i.e., taxicab, special transportation for the handicapped, horse drawn carriage, auto towing, etc.?

No

Business Addresses and Locations

- > Will your business sell any type of fireworks, inside or outside? **No**
- > Will your business sell and/or serve alcoholic beverages? **No**
- > Are you a sexually explicit business? **No**
- > Will your business sell tobacco products? **No**

Mailing Addresses

Address	City, State, Zip	County
---------	------------------	--------

Correspondence & Communication

Listed below are types of mailings that will be sent to you.

Mailing Type	Address Selection
Sales/Use Tax	441 E 100 N
State Withholding Tax	441 E 100 N
Business Mailing	441 E 100 N
Unemployment Insurance Tax	441 E 100 N
Unemployment Insurance Claims	441 E 100 N

Ownership and Management Information

Position	Principal's Name	Principal Type	Address	SSN / FEIN
Member	Kevin Norried	INDIVIDUAL	860 E 2800 S	*****1856
Registered Agent	Kevin's Abbey Carpet	BUSINESS	68 N Carbon Ave	

Existing Account Information for this Business

You indicated that you already have accounts set up for this business or you are registering a foreign entity.

Internal Revenue Service

Federal Employer Identification Number (FEIN): **47-4612447**

Utah State Tax Commission

Sales and Use Tax or Use Tax Only Number:

Employee Income Tax Withholding Number:

Streamlined Sales Tax (SST) Registration Number:

Existing Account Information for this Business

Business Registration Number: **9489016-0160**

Department of Workforce Services

Unemployment Insurance Employer Identification
Account Number: **C 4-767513-0**

Electronic Signatures

Member: **Kevin Norried**

**ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY
PLANNING AND ZONING COMMISSION AND AS AGREED TO BY THE LAND USE APPLICANT FOR A MOTOR
VEHICLE SALES LAND USE LOCATED AT 441 EAST 100 NORTH WITHIN THE COMMERCIAL 1 (C-1) ZONING
DISTRICT**

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and [Angel Auto Mart, Kevin Norried](#), regarding the conditions of land use associated with **A MOTOR VEHICLE SALES LAND USE LOCATED AT 441 EAST 100 NORTH WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT** as it is associated with [Angel Auto Mart, Kevin Norried](#).

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and [Angel Auto Mart, Kevin Norried](#), (Applicant), for the property located at **441 East 100 North**.

Term: the term of this agreement commences on **AUGUST 10, 2015** and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

- Obtain and maintain a valid Price City Business License including all State of Utah licensing and bonding requirements for auto dealers finding that properly licensed and bonded auto dealers protect the financial interests of customers in the community.
- Development of the site consistent with the site plan presented with the Conditional Use Permit and subject to the following conditions and elements:
 - Lot and area lighting to be angled, shielded and/or on timers to prevent light transference to neighboring residential properties. All exterior lighting to be LED fixtures.
 - Garbage dumpster to be placed in a dumpster enclosure with gates and situated to allow regular service to prevent wind scatter of garbage, rubbish or debris.
 - No on-street parking or parking of display vehicles outside of the sales lot.
 - Maintain a minimum of five (5) parking spaces for employees and customers in off street locations, including ADA access spaces.
 - Sight obscuring fencing to be installed and/or maintained on the east, north and west sides of the subject property.
 - Installation of a minimum of 5% of the site area in landscaping. Water wise installations required.
- Development of a storm water management plan and submission of the plan to the Price City Engineer for review and concurrence finding that properly managed storm water flows prevent flooding and the destruction of property.
- Signage to be installed only upon review and approval by the Price City Planning Department finding that properly reviewed and approved commercial signage promotes consistency in the community, increases commercial activity and is consistent with the Price City General Plan.
 - Signage representing any prior business or land use to be removed.
- Completion of building renovations and remodeling, if any, under the auspices of a Price City building permit finding that properly permitted and inspected commercial building renovations protect the health, safety and welfare of the community.
 - Safety inspection of current building by the Price City Building Inspector and Price City Fire Chief and compliance with any building safety recommendations stemming from the inspections finding that safety inspections serve to protect the health, safety and welfare of the community.
- No other land uses authorized, including service and/or maintenance of vehicles at the location finding that an evaluation of and/or installation waste water protection systems including grease trap and sampling manhole may be required.
 - Additional or related land uses shall require an amendment to the Conditional Use Permit.
- No conditions at the site or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values.
-

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated.

SIGNED THIS ____ DAY OF _____, 20____.

Price City

Applicant:

By Robert Oliver, Planning Commission Chair

[Kevin Norried](#)

ATTEST:

Sherrie Gordon, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: MOTOR VEHICLE
SALES, LOCATED AT 441 EAST 100
NORTH, WITHIN THE COMMERCIAL 1(C-1)
ZONING DISTRICT**

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH
BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY
COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT
CODE.



SIGNATURE _____

DATE _____

Mayor
JOE L. PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON
Public Works Director
GARY SONNTAG




185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-2905
www.pricecityutah.com

Price City Planning & Zoning Commission

Planning & Zoning Commissioners
ROBERT OLIVER, CHAIR
FRANKIE SACCO, VICE CHAIR
JUDY BEACCO
DALE EVANS
NANCY BENTLEY
RICHARD ROOT
JAN YOUNG
ALTERNATE: ERROLL HOLT

DATE: JULY 30TH, 2015

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON, PRICE CITY 

RE: CUP – K&S CUSTOM AUTOMOTIVE

Please find attached a Conditional Use Permit (CUP) application submitted by Melvin K. Parrish for a new business called K&S Custom Automotive to be located at 294 South Carbon Avenue within the Commercial 1 (C-1) zoning district. The general evaluation criteria for the land use is in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land use, Automotive Repair and Service is a Conditional Use in the C-1 zone district and is listed in Section 11.3.5.6 of the Code.

The primary matter to discuss with the applicant is the nature of the repair work to be completed at the location. All activity performed at the location must be restricted to no work that includes oils, solvents or other potential contaminants to the waste water system as, reportedly, there is not a grease trap and sampling manhole at the location. All work completed must be of the “bolt on” type as indicated in the application. Staff has discussed the restriction with the applicant.

RECOMMENDED MOTION(S):

1. Move to recommend the Price City Council provide final approval for a Conditional Use Permit (CUP) for a business called K&S Custom Automotive, as applied for by Melvin K. Parrish, to be located at 294 South Carbon Avenue within the Commercial 1 (C-1) zoning district, based on the general evaluation criteria listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code, the conditional land use, Automotive Repair and Service, listed in Section 11.3.5.6 of the Code, and subject to the following conditions of approval:
 - a. No service work that involves oils, solvents or other potential contaminants to the public waste water system finding that no approved grease trap or sampling manhole is present at the site.
 - i. Alternate: Upon inspected installation of a qualified grease trap and sampling manhole an amended scope of work for the site may be considered.
 - b. No outdoor storage or display of work in progress finding that Carbon Avenue is a primary community corridor and the aesthetic condition of properties is a

priority on the corridor and restricted outdoor storage is consist with the Price City General Plan.

- i. Alternate: An optional site plan may be submitted to the Price City Planning Department for consideration and approval for screened/fenced work in progress locations.
 - c. Installation of a garbage dumpster within a dumpster enclosure and service of the dumpster at a frequency that prevents accumulation of garbage, rubbish and debris finding that properly located and serviced dumpsters mitigate the potential for wind scatter of garbage, rubbish and debris.
 - d. Inspection of the property by the Price City Building Inspector and Price City Fire Chief for safety and compliance with all safety recommendations stemming from the inspections finding that property inspected commercial locations protect the health, safety and welfare of the community.
 - e. Installation of business signage as indicted in CUP application only finding that reviewed and approved business signage promotes consistency in the community and is consistent with the Price City General Plan.
 - f. No conditions at the property or structure that violate the Price City Property Maintenance Code finding that property maintained properties and structures protect area property values.
2. Move to acknowledge that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

Fee: _____



CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

☒ **New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)

☐ **New Construction/Development** (Check all applicable boxes below and complete entire application)

Plan Phase:

☐ Concept

☐ Preliminary

☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: <i>Melvin K Parish</i>		2. Title:	
3. Applicant's Mailing Address: <i>670 E 400 SOUTH</i>		4. Suite/Apt. No.:	
5. City: <i>Price</i>	6. State: <i>Utah</i>	7. Zip Code: <i>84501</i>	
8. County: <i>Carbon</i>		9. Telephone: <i>(435) 820-2065</i>	
Project Information			
10. Name of Project (Business): <i>K & S Custom Automotive</i>			
11. Address of Proposed Project: <i>294 South Carbon Avenue</i>			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <input type="checkbox"/> Sign <input type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project: a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)	
		23. Project Plans: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____	

24. Brief Description of Project:

To do auto Repairs on Cars & Trucks & Rec cars
doing custom bolts on parts and Mechanical
work Tune up/ engine Replacements/ major and
minor Repairs

25. Justification (Explain why this project is needed):

Some of the customers I get come from out of
Town and stay here at a Hotel or motel
and shop here waiting for their car to be done
and pick them up

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. John Ruggeri		(435) 650-5262
2.		()
3.		()

27. Estimated Starting Date:

AUG 13/15

28. Estimated Completion Date:

1/1

29. Has P.R.W.I.D. Sewer Survey
Been Submitted? ☐ Yes ☐ No

SEE ATTACHED LETTER

Signature of Property Owner

Date

Please Print Name

Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

☒ Approve

☐ Decline

Comments: - 11.1 & 11.1.m eval critem 11.3.5-6 Auto Repm.

- NO oil based work - NO grease trap.

Bolt on only.

Signature:

[Signature]

Date:

7-28-15

Requires:

☒ Building Permit

☒ Conditional Use Permit

☐ Code Amendment

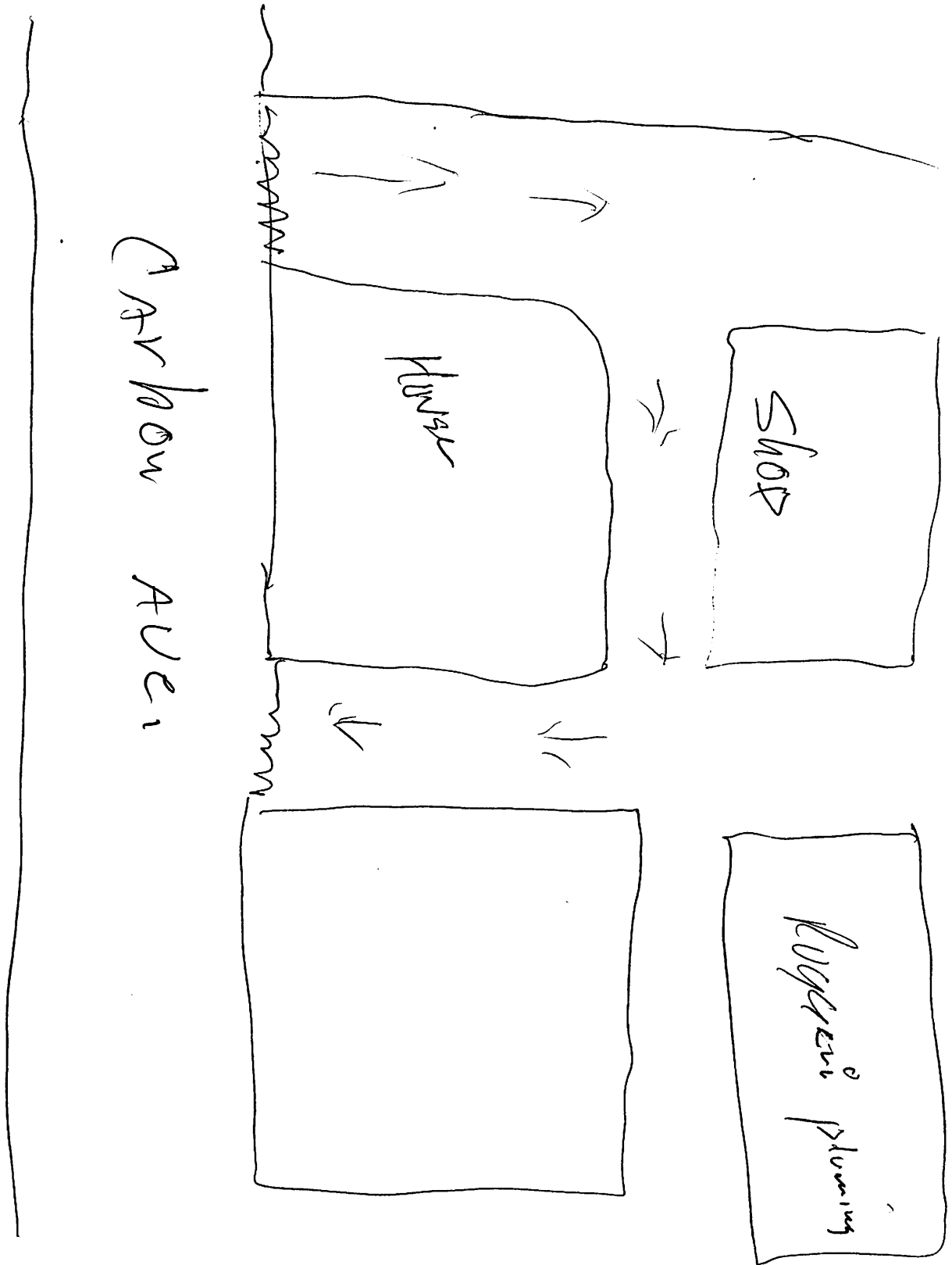
☐ Board of Adjustments Variance

☐ Flood Plain Development Permit

☒ Other: *Bozoz Liz*

SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.





2" x 9"
on
shop

Other

519~~4~~

15

24"

63 x

Account No: 3161
Business Activity: 4413
Fee: \$100



BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY.

☐ Renewal (check and show changes only on form below)

Business Information

Business Status: ☒ New Business ☐ Location Change ☐ Name Change ☐ Ownership Change

Business Name (include DBA): K+S Custom Automotive

If Name Change, list previous name:

Business Address:

294 South Carbon Avenue

Suite/Apt. No.:

City:

Price

State:

Utah

Zip Code:

84501

Business Telephone:

(435) 820-2065

Business E-mail:

Parish Racing 310Emerytel.com.net

Business Fax:

Mailing Address (if different)

294 South Carbon Avenue

City:

Price

State:

Utah

Zip Code:

84501

Property Owner's Name: John Ruggieri

Property Owner's Telephone: (435) 650-5262

Type of Organization:

☐ Corporation

☐ Partnership

☒ Sole Proprietorship

☐ LLC

(Include copy of name registration with the State of Utah)

Type of Business:

☒ Commercial

☐ Home Occupation

☐ Reciprocal

Building Occupancy Type: Shop

Nature of Business:

☐ Manufacturing

☐ Retail

☐ Wholesale

☒ Services

☐ Other:

Opening Date:

Business Hours: From

9:AM To

5:00PM

M T W T H F S SU (please circle)

Detailed Description of Business:

do auto custom work on Trucks/
cars/race cars all type

Commercial Square Feet:

30 x 40

No. of Mobile Home Spaces:

No. of RV Spaces:

State Sales Tax I.D. No. (Include copy or proof of exemption): 15505983

Federal Tax I.D. No. (Include copy, if applicable):

47-4650588

State License No. (Include copy, if applicable):

State License Type:

THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Treasurer) at (435) 636-3161, or 185 East Main, for more information. **Check all that apply.**

- ☐ Alcoholic Beverages
- ☐ Eating Establishment
- ☐ Taxi Cab/Motor Carrier
- ☐ Pawnbroker
- ☐ Sexually Oriented Business

NOTE: If applying for any of these businesses, other than an Eating Establishment, please complete the **Consent to a Background/Criminal History Check** form included with this application.

If applicant is a SOLE PROPRIETOR, complete this section.

Owner's Name: <u>Melvin K Parish</u>		
Owner's Address: <u>620 East 400 South</u>		Suite/Apt. No.:
City: <u>PRILL</u>	State: <u>Utah</u>	Zip Code: <u>84501</u>
Owner's Telephone: <u>(435) 637-9848</u>	Owner's E-mail: <u>ParishRacing31@Comcast.net</u>	Owner's Fax: <u>None</u>
Owner's Birth Date: <u>3/14/1958</u>		Owner's Drivers License No. (include state & provide copy): <u>013073591 Utah</u>

Manager Information (if applicable)

Manager's Name:		
Manager's Address:		Suite/Apt. No.:
City:	State:	Zip Code:
Manager's Telephone: ()	Manager's E-mail:	Manager's Fax:
Manager's Birth Date:		Manager's Drivers License No. (include state):

If applicant is a CORPORATION, PARTNERSHIP, OR LLC, complete this section.

ALL OFFICERS (First/Middle/Last)	HOME ADDRESS (City, ST, Zip)	HOME TELEPHONE
1.		()
2.		()
3.		()
TITLE	DATE OF BIRTH (MM/DD/YYYY)	DRIVERS LICENSE NO. (Include copy)
1.	/ /	# ST
2.	/ /	# ST
3.	/ /	# ST

I am aware that this application does not constitute approval to operate a business. I hereby agree to conduct said business strictly in accordance with the laws and ordinances covering such business, and swear under penalty of law that the information contained herein is true.

Melvin K Parish 7/15/15
Signature of Owner/Agent Date

Please Print Name Title

Please allow at least 10 working days for your application to be processed.

Office Use Only

Approvals:
Business Licensing: _____ Fire: _____ Inspection: _____
Police: _____ P & Z: _____ Other: _____
Date Approved: _____

UT
USA

Utah DRIVER LICENSE

4d 013073591 4a Iss 11/14/2013

1 PARISH
2 MELVIN KENNETH

3 DOB 03/14/1958
a 670 EAST 400 SOUTH
PRICE, UT 84501

5 DD 1 J 4b Exp 03/14/2019

9 Class D 9a End
12 Restrictions A

DONOR N 16 Hgt 5'09" 18 Eyes GRN
15 Sex M 17 Wgt 155 19 Hair BLK

Melvin K. Parish



PRICE CITY POLICE DEPARTMENT

910 NORTH 700 EAST
PRICE, UTAH 84501
(435) 636-3190

CONSENT TO A BACKGROUND/CRIMINAL HISTORY CHECK

I hereby consent to a background security and criminal history check to be performed by the Price City Police Department in connection with my business license application.

Dated this 15 day of July, 20 15.

Melvin K Parish
Signature

Melvin K Parish
(Please Print Name)

[Back](#)[Print Page](#)

Business Registration Completion!

You have successfully registered **K&S Custom Automotive** with the State of Utah. Please review the information provided below for applicable account details and make sure that you print out this page and any applicable forms for your records.

Please Note: You will need to directly contact the local government (municipality or county) for each business location in order to complete the business license process.

Now that you have successfully completed your business registration, you will need to renew your business entity once a year. If you have registered a DBA, you will need to renew every three years. To renew, update or make any changes to your business entity, please visit:

<https://secure.utah.gov/abr/abr>.

BUSINESS FRAUD ALERT

Corporate identity theft is on the rise! This service increases your peace of mind by notifying you when a change is made to your business, allowing you to take immediate action. To learn more please visit: [Business Fraud Alert](#)

OSBR Registration Information

Please print out a copy of your OSBR registration information by clicking on the download link below.

Download:  [OSBR Registration Information](#)

Utah Department of Commerce, Division of Corporations and Commercial Code

Your Business Registration Number: 9489341-0151

Download:  [Articles \(.pdf\)](#)

Utah State Tax Commission

Your business has been registered with the Utah State Tax Commission. You have been assigned the following **temporary** license numbers based on the information you provided during this registration process:

	Temporary License Number
Employee Income Tax Withholding:	N/A
Sales and Use Tax:	15S05983

This system is not a live update to the Tax Commission. The data is transmitted daily and it will take a few days before you receive a license with your **permanent** account numbers in the mail. Please do not apply for additional sales or withholding numbers for this business. If you do not receive a paper confirmation of your account(s) or a sales license in the mail within two weeks please call 801-297-2200 or 800-662-4335.

Go to: <http://taxexpress.utah.gov/> when you have your permanent account number(s) and sign up to file and pay electronically.

Please visit us at <http://tax.utah.gov> for additional information on taxes and tax collection and reporting responsibilities, helpful publications, tax rates, forms, etc.

City Business License Information

Book 1 Item 4399

Business Registration Confirmation

You have successfully registered your business with the State of Florida. Please review the information provided below for applicable account details and make sure that you print out this page and any applicable forms for your records.

Please Note: You will need to directly contact the local government (municipality or county) for each business location in order to complete the business license process.

Now that you have successfully completed your business registration, you will need to renew your business every once a year. If you have a DDA, you will need to renew every three years. To renew, contact or make an appointment to your business unit. Please visit <http://www.floridaregistry.com> for more information.

Important Notice

Corporate identity that is on the list. This service increases your price of filing by notifying you when a change is made to your business information. To learn more please visit <http://www.floridaregistry.com>.

OSBR Registration Information

Please print out a copy of your OSBR registration information by clicking on the download link below.

Download
State Department of Commerce, Division of Corporations and Commercial Code
Your business registration number
Download

Florida State Tax Commission

Your business has been registered with the Florida State Tax Commission. You have been assigned the following temporary license number based on the information you provided during this registration process:

Temporary License Number
WVA
1780983
Employer Income Tax Withholding
Sales and Use Tax

This system is not a live update to the Tax Commission. The data is maintained daily and it will take a few days before you receive a license with your permanent account numbers in the mail. Please do not apply for additional sales or withholding numbers for this business. If you do not receive a paper confirmation of your account(s) or a sales license in the mail within two weeks please call 800-357-3300 or 800-663-4333.

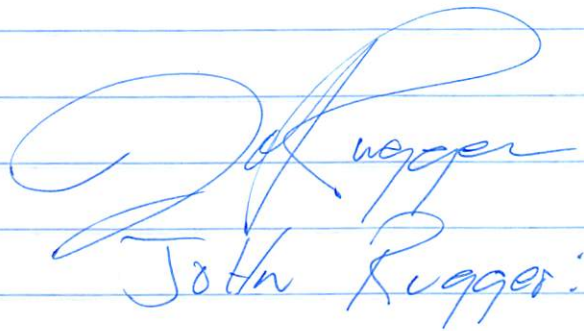
Go to <http://www.floridaregistry.com> where you can print your permanent account number(s) and sign on to the system electronically.

Please visit us at <http://www.floridaregistry.com> for additional information on taxes and tax collection and report up to 24 hours a day. We are here to help you with any questions.

City Business License Information

7/23/15

I John Ruggeri, is Reating to
Melvin Kenneth PARISH. A Single Bay
Shop Located at 264 So Carbon Ave.
PRICE. Auto motive work will BE performed
By Melvin.


John Ruggeri

1/15/12

The first thing I noticed when I stepped out of the plane was the cold. It was a sharp contrast to the warm, humid air of the tropics. I had heard that the weather in the north was harsh, but I didn't realize just how cold it would be. The wind was biting, and the sun felt like a distant star. I wrapped my coat around myself and tried to ignore the shivers running down my spine. The ground beneath my feet was a mix of snow and ice, slippery and unforgiving. I took a deep breath, trying to steady myself, and then I saw it. A small, cozy cabin with a warm glow emanating from its windows. It was exactly what I needed. I walked towards it, my steps crunching on the snow, and I felt a sense of relief wash over me. The cold was still there, but it wasn't as overwhelming anymore. I was home.

My first experience in the north was a mix of surprise and awe. The landscape was breathtaking, with snow-covered mountains and frozen lakes. The air was crisp and clean, a far cry from the polluted air of the city. I had heard that the north was a beautiful place, but I didn't realize just how beautiful it would be. The people were friendly and welcoming, and the food was delicious. I had heard that the food in the north was bland, but I was wrong. The food was a mix of traditional and modern, and it was exactly what I needed. I was in luck. The first thing I noticed when I stepped out of the plane was the cold. It was a sharp contrast to the warm, humid air of the tropics. I had heard that the weather in the north was harsh, but I didn't realize just how cold it would be. The wind was biting, and the sun felt like a distant star. I wrapped my coat around myself and tried to ignore the shivers running down my spine. The ground beneath my feet was a mix of snow and ice, slippery and unforgiving. I took a deep breath, trying to steady myself, and then I saw it. A small, cozy cabin with a warm glow emanating from its windows. It was exactly what I needed. I walked towards it, my steps crunching on the snow, and I felt a sense of relief wash over me. The cold was still there, but it wasn't as overwhelming anymore. I was home.



P. O. Box 893 Price, Utah 84501

To: K & S CUSTOM AUTOMOTIVE
294 SOUTH CARBON AVENUE
PRICE UT 84501

2015 Price City Business License

Type of Business: GENERAL BUSINESS LICENSE

Name: MELVIN K. PARISH

Location: 294 SOUTH CARBON AVENUE

License No: 3167

Date Issued: 07/29/2015

License Period: 07/29/2015

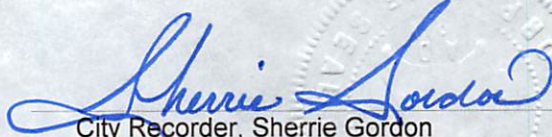
12/31/2015

Fee: 100.00



NOTICE:
THIS LICENSE MUST BE POSTED
IN A CONSPICUOUS PLACE

The below named person or firm is hereby granted a license to do business as stated below in Price City, Utah, subject to provisions of the Business Licensing Code of Price City, 2007 and subsequent amendments relating to business license for the period indicated.


City Recorder, Sherrie Gordon



THIS LICENSE IS NON TRANSFERABLE
PLEASE POST LICENSE IN A LOCATION VISIBLE TO THE PUBLIC



P. O. Box 893 Price, Utah 84501

To: K & S CUSTOM AUTOMOTIVE
294 SOUTH CARBON AVENUE
PRICE UT 84501

2015
Price City Business License

Type of Business: GENERAL BUSINESS LICENSE

Name: MELVIN K. PARISH

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City Recorder, Sherrie Gordon

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COPY

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ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING COMMISSION AND AS AGREED TO BY THE LAND USE APPLICANT FOR AN AUTOMOTIVE REPAIR AND SERVICE FACILITY LOCATED AT 294 SOUTH CARBON AVENUE WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and MELVIN K. PARRISH, K&S CUSTOM AUTOMOTIVE, regarding the conditions of land use associated with AN AUTOMOTIVE REPAIR AND SERVICE FACILITY LOCATED AT 294 SOUTH CARBON AVENUE WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT as it is associated with MELVIN K. PARRISH, K&S CUSTOM AUTOMOTIVE.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and MELVIN K. PARRISH, K&S CUSTOM AUTOMOTIVE, (Applicant), for the property located at 294 SOUTH CARBON AVENUE.

Term: the term of this agreement commences on AUGUST 10TH, 2015 and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

- No service work that involves oils, solvents or other potential contaminants to the public waste water system finding that no approved grease trap or sampling manhole is present at the site.
- Alternate: Upon inspected installation of a qualified grease trap and sampling manhole an amended scope of work for the site may be considered.
- No outdoor storage or display of work in progress finding that Carbon Avenue is a primary community corridor and the aesthetic condition of properties is a priority on the corridor and restricted outdoor storage is consist with the Price City General Plan.
- Alternate: An optional site plan may be submitted to the Price City Planning Department for consideration and approval for screened/fenced work in progress locations.
- Installation of a garbage dumpster within a dumpster enclosure and service of the dumpster at a frequency that prevents accumulation of garbage, rubbish and debris finding that properly located and serviced dumpsters mitigate the potential for wind scatter of garbage, rubbish and debris.
- Inspection of the property by the Price City Building Inspector and Price City Fire Chief for safety and compliance with all safety recommendations stemming from the inspections finding that property inspected commercial locations protect the health, safety and welfare of the community.
- Installation of business signage as indicted in CUP application only finding that reviewed and approved business signage promotes consistency in the community and is consistent with the Price City General Plan.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that property maintained properties and structures protect area property values.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated.

SIGNED THIS ____ DAY OF _____, 20 ____.

Price City

Applicant:

By Robert Oliver, Planning Commission Chair

MELVIN K. PARRISH, K&S CUSTOM
AUTOMOTIVE

ATTEST:

Sherrie Gordon, City Recorder

